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CODE COMPLIANCE

FAMILY DEVELOPMENTS: Code Compliance

Percent Of Occupied Units In Compliance–No Outstanding Workorders

		1989											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
*	Archdale	92	94	91	91	92	85	90	93	92			
*	Camden Street	88	91	86	92	94	89	94	91	91			
	Charlestown	92	91	94	94	94	93	92	91	91			
*	Fairmount	93	92	96	90	95	90	89	82	78			
*	Faneuil	90	93	92	93	91	88	89	90	93			
	Franklin Field	89	93	92	92	87	85	86	86	88			
	Franklin Hill	84	82	91	92	95	91	94	90	86			
*	Gallivan	91	89	89	92	85	90	90	90	85			
	Lenox Street	88	92	94	91	92	92	91	89	88			
	Maverick	94	91	94	95	94	94	92	91	92			
	M.E. McCormack	87	85	86	84	86	91	91	91	88			
	Mission Hill	91	88	90	89	90	87	87	90	86			
	Mission Hill Ext.	[illegible]	92	94	88	98	88	83	85	89			
	Old Colony	93	90	92	90	89	90	90	90	88			
	Orchard Park	93	93	94	91	91	90	85	87	88			
*	Orient Heights	95	93	92	94	91	93	95	95	95			
	South End	91	89	92	92	94	93	89	89	91			
*	South Street	89	95	87	92	88	94	88	91	85			
	Washington/Beech	92	95	94	94	92	90	90	90	89			
*	W. Broadway	93	86	95	95	94	94	96	95	92			
	Whittier Street	94	91	92	93	90	89	86	85	91			
	ELDERLY	92	92	95	94	96	93	93	93	94			
	TOTAL	91	91	92	92	92	91	90	90	90			

* Indicates State-Aided Developments.

FAMILY DEVELOPMENTS: Code Compliance

Percent Of Occupied Units In Compliance–No Outstanding Workorders

		1988											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
*	Archdale	93	91	92	88	88	89	90	89	94	93	97	95
*	Camden Street	95	93	94	93	86	94	90	92	92	89	89	88
	Charlestown	83	86	90	91	91	92	91	89	91	90	90	91
*	Fairmount	94	83	89	89	85	88	84	88	87	88	89	91
*	Faneuil	94	94	94	94	94	92	90	90	93	90	92	89
	Franklin Field	88	89	91	88	90	89	85	90	90	89	92	91
	Franklin Hill	85	84	84	87	83	77	84	89	87	85	91	87
*	Gallivan	80	91	92	92	91	84	85	90	88	88	85	84
	Lenox Street	91	91	91	91	88	92	93	90	96	92	94	92
	Maverick	94	94	94	95	95	92	94	91	94	92	97	95
	M.E. McCormack	90	88	86	89	84	86	83	85	84	86	85	86
	Mission Hill	91	94	95	91	95	85	85	87	86	92	92	87
	Mission Hill Ext.	88	92	92	94	88	92	90	88	91	91	94	92
	Old Colony	88	86	87	84	84	85	82	82	86	81	89	89
	Orchard Park	90	90	91	93	91	89	87	90	92	90	90	92
*	Orient Heights	91	95	97	98	95	96	94	94	97	92	92	90
	South End	83	84	87	87	85	85	86	85	84	83	86	90
*	South Street	96	96	95	95	92	94	91	86	82	80	91	91
	Washington/Beech	95	88	91	96	83	89	85	90	91	84	89	93
*	W. Broadway	85	89	89	91	87	87	91	90	91	89	92	96
	Whittier Street	91	94	94	92	88	90	87	87	93	87	91	92
	ELDERLY	90	90	92	94	93	93	91	93	92	92	93	92
	TOTAL	89	90	91	91	89	89	88	88	89	88	90	90

* Indicates State-Aided Developments.

FAMILY DEVELOPMENTS: Code Compliance

Percent of Occupied Units In Compliance - No Outstanding LUI Workorders

		1989											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
*	Archdale	100	100	100	100	100	100	99	100	99			
*	Camden Street	100	100	99	95	100	100	99	100	99			
	Charlestown	99	99	99	99	99	98	99	99	98			
*	Fairmount	99	100	100	99	100	99	100	95	97			
*	Faneuil	98	100	100	100	99	99	99	100	98			
	Franklin Field	98	99	99	97	100	98	99	99	99			
	Franklin Hill	93	88	96	97	99	98	99	99	95			
*	Gallivan	100	95	100	99	99	99	100	100	100			
	Lenox Street	98	100	100	99	99	99	97	98	98			
	Maverick	100	95	100	100	100	100	99	99	100			
	M.E. McCormack	95	95	96	96	96	97	97	97	97			
	Mission Hill	98	98	98	98	96	95	97	98	97			
	Mission Hill Ext.	97	99	98	99	99	99	97	96	99			
	Old Colony	98	95	98	9:	99	98	99	98	97			
	Orchard Park	99	99	99	99	99	99	99	98	98			
*	Orient Heights	99	99	99	100	98	97	99	98	99			
	South End	97	97	97	97	97	97	95	96	97			
*	South Street	100	100	99	99	100	100	96	100	99			
	Washington/Beech	99	99	98	99	99	98	98	98	97			
*	W. Broadway	99	94	99	99	98	98	99	99	98			
	Whittier Street	99	99	99	99	99	99	98	98	98			
	ELDERLY	97	97	94	95	95	94	97	94	94			
	TOTAL	98	98	99	98	99	98	98	98	97			

* Indicates State-Aided Developments.

FAMILY DEVELOPMENTS: Code Compliance

Percent Of Occupied Units In Compliance–No Outstanding LUI Workorders

		1988											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
*	Archdale	100	95	96		99	99	97	98	98	99	100	100
*	Camden Street	100	100	100		96	98	96	98	100	98	98	100
	Charlestown	95	97	99		98	98	97	98	99	98	98	98
*	Fairmount	99	92	94		93	97	98	98	96	98	98	95
*	Faneuil	99	99	100		99	99	99	99	100	98	98	98
	Franklin Field	98	98	99		98	99	98	99	99	99	99	98
	Franklin Hill	92	91	93		91	91	94	96	95	93	96	95
*	Gallivan	99	99	100		99	99	98	99	100	99	98	98
	Lenox Street	100	99	99		99	98	100	99	98	99	99	100
	Maverick	100	99	100		99	99	100	99	100	100	100	100
	M.E. McCormack	96	95	95		93	93	93	95	95	95	94	94
	Mission Hill	97	98	99		98	94	94	95	97	98	99	99
	Mission Hill Ext.	97	98	100		100	1	98	97	100	97	98	98
	Old Colony	97	97	98		97	95	95	95	96	95	97	98
	Orchard Park	98	97	98		97	98	99	97	98	97	98	98
*	Orient Heights	97	100	99		100	99	99	99	100	99	99	97
	South End	93	92	95		90	92	93	93	95	94	96	96
*	South Street	100	99	100		98	100	95	95	92	95	97	99
	Washington/Beech	99	100	98		98	96	94	98	98	94	99	99
*	W. Broadway	95	96	98		96	97	97	97	99	97	99	99
	Whittier Street	99	99	100		98	99	97	97	97	97	96	98
	ELDERLY	90	97	98		97	97	97	97	97	97	97	97
	TOTAL	96	97	98	UN	97	97	96	97	97	97	97	97

* Indicates State-Aided Developments

Turnaround Time For Completed Workorders (Post Code Compliance Developments)

	Post Compliance Date	1988			1989								
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	DEC
* Archdale	6/19/87	6	6	6	6	5	5	5	5	5	5	5	5
* Camden Street	3/01/85	12	12	12	11	11	11	11	11	11	11	11	11
Charlestown	6/05/87	8	8	8	8	8	8	8	8	8	8	8	8
* Fairmount	11/23/85	15	15	15	15	15	15	15	15	14	15	14	14
* Faneuil	8/22/86	7	7	7	7	7	7	7	7	7	7	7	7
* Franklin Field	10/01/86	12	12	12	12	12	12	12	12	12	12	12	12
Franklin Hill	5/17/85	12	12	12	12	12	12	12	12	12	12	12	12
* Gallivan	9/01/85	9	9	8	8	8	8	8	8	8	8	8	9
Lenox Street	12/05/86	8	8	8	8	8	8	8	8	8	8	8	8
Maverick	2/04/87	4	4	4	4	4	4	4	4	4	4	4	3
M.E. McCormack	5/29/86	14	14	14	14	14	14	14	14	14	14	14	14
Mission Hill	11/11/86	5	5	5	5	5	5	5	5	5	5	5	5
Mission Hill Ext.	8/05/85	9	8	8	8	8	8	8	8	8	8	8	8
Old Colony	2/28/86	13	13	13	13	13	13	13	12	12	12	12	12
Orchard Park	8/28/86	10	10	10	10	9	9	9	9	9	9	9	9
* Orient Heights	5/01/87	6	6	6	7	7	7	7	7	7	7	7	7
South End	10/26/86	9	10	9	10	10	10	10	10	10	10	10	10
* South Street	8/01/85	9	9	8	8	8	8	8	8	8	8	8	8
Washington/Beech	12/29/85	11	11	11	11	11	11	11	11	11	11	11	10
* W. Broadway	1/17/86	11	11	11	11	11	11	11	11	11	11	11	11
Whittier Street	3/20/87	9	9	9	9	8	8	8	8	8	8	8	8
AVERAGE		9	9	9	9	9	9	9	9	9	9	9	9
Elderly	9/1/85	20	20	20	19	19	19	19	18	18	18	19	18

Note: Figures are cumulative from the post compliance date.

* Indicates State-Aided Developments.

FAMILY DEVELOPMENTS: Code Compliance

Turnaround Time For Completed Workorders (Post Code Compliance Developments)

	Post Compliance Date	1987			1988								
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
* Arcadia	6/19/87	5	5	5	5	5	5	5	5		6	6	6
* Camden Street	3/01/85	15	15	14	14	13	13	13	12		12	12	12
Charlestown	6/05/87	8	8	9	9	9	9	9	9		8	8	8
* Fairmount	11/23/85	19	19	18	19	18	17	17	17		16	16	16
* Faneuil	8/22/86	7	7	8	8	8	8	8	8		7	7	7
Franklin Field	10/01/86	15	15	14	14	14	13	13	13		13	13	12
Franklin Hill	5/17/85	13	13	13	13	12	12	12	12		12	12	12
* Gallivan	9/01/85	9	9	9	9	9	9	9	9		9	9	9
Lenox Street	12/05/86	9	9	9	9	8	8	8	8		8	8	8
Maverick	2/04/87	4	4	4	4	4	4	4	4		4	4	4
M.E. McCormack	5/29/86	16	16	16	17	16	15	15	15		15	14	15
Mission Hill	11/11/86	4	5	5	5	5	5	5	5		5	5	5
Mission Hill Ext.	8/05/85	10	10	10	11	9	9	9	9		9	9	9
Old Colony	2/28/86	14	14	14	14	14	14	13	14		13	13	13
Orchard Park	8/28/86	13	12	12	13	12	11	11	11		11	10	10
* Orient Heights	5/01/87	6	6	7	7	7	7	7	7		7	7	7
South End	10/26/86	10	10	10	10	9	10	10	10		10	10	9
* South Street	8/01/85	10	10	10	10	9	9	9	9		9	9	9
Washington/Beech	12/29/85	15	14	14	14	13	13	13	12		12	12	12
* W. Broadway	1/17/86	11	11	11	11	11	11	11	11		11	11	11
Whittier Street	3/20/87	9	9	10	10	10	9	9	9		9	9	9
AVERAGE		10	10	11	10	10	10	10	10	UN	10	10	9
Elderly	9/1/85	22	22	22	22	21	21	21	21	UN	21	21	20

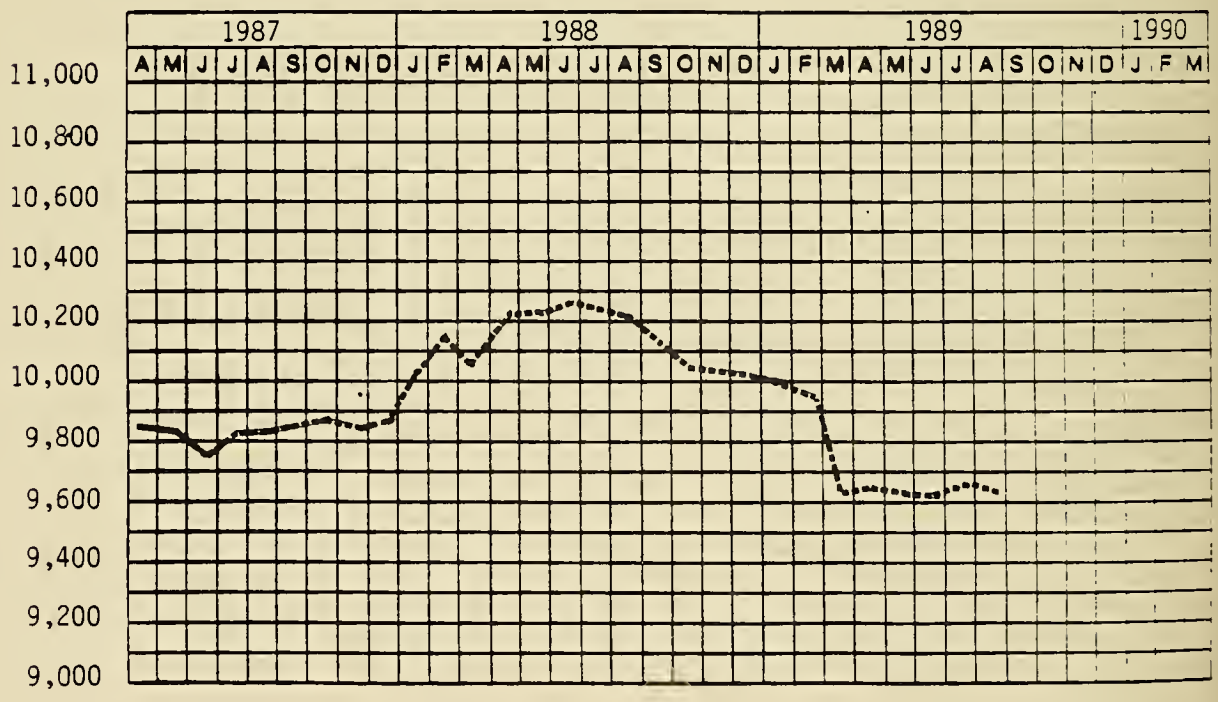
* Indicates State-Aided Developments.

OCCUPANCY

ALL FAMILY DEVELOPMENTS

Occupied Units

	1986/87	1987/88	1988/89	1989/90
APRIL	9879	9829	10,221	9677
MAY	9856	9821	10,224	9674
JUNE	9840	9798	10,281	9690
JULY	9853	9823	10,253	9647
AUGUST	9864	9829	10,202	9664
SEPT	9853	9837	10,154	9640
OCT.	9873	9895	10,115	
NOV.	9868	9931	10,090	
DEC.	9865	9989	10,035	
JAN.	9859	10,016	10,016	
FEB.	9858	10,061	9,964	
MARCH	9851	10,110	9,610	



FAMILY DEVELOPMENTS

Occupied Units

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	234	237	241	239	239	248	264						
Bromley-Heath	622	601	601	595	592	592	588						
Camden Street	71	68	67	66	66	65	65						
Charlestown	1047	1034	1033	1050	1038	1029	1019						
Commonwealth	391	387	385	377	374	373	372						
Condominiums	UN	37	40	42	37	68	73						
Evans/Infill	49	52	51	51	50	52	52						
Fairmount	199	189	190	190	191	191	187						
Faneuil	253	249	248	248	244	243	243						
Franklin Field	395	423	421	425	425	419	419						
Franklin Hill	358	338	338	334	326	320	312						
Gallivan	250	234	239	241	242	244	244						
Highland Park	26	22	23	23	23	23	23						
Lenox Street	305	288	288	289	292	290	285						
Low Cost	UN	53	53	53	52	50	52						
Maverick	397	389	388	386	383	386	382						
M.E. McCormack	1014	986	984	986	983	979	973						
Mission Hill	780	787	760	746	733	730	725						
Mission Hill Ext.	159	154	194	233	264	263	263						
Old Colony	848	816	818	821	818	821	826						
Orchard Park	637	582	575	566	560	557	559						
Orient Heights	241	219	216	216	211	208	203						
South End	322	294	294	292	290	290	289						
South Street	131	126	126	128	128	130	130						
Washington/Beech	264	257	252	250	246	251	258						
West Broadway	477	466	465	465	462	461	459						
West Concord	68	61	60	60	60	61	59						
W.Newton/Rutland	142	138	136	135	134	135	134						
Whittier Street	197	190	188	183	184	185	182						
TOTAL	9877	9677	9674	9690	9647	9664	9640						

FAMILY DEVELOPMENTS

Adjusted Vacancies

FULLY OCCUPIED DEVELOPMENTS	1987 Apr	1988 Apr	1989 A	M	J	J	A	S	O	N	D	1990 J	F	M
Camden	1	1	4	5	6	6	7	7						
Commonwealth	0	1	5	7	15	18	19	20						
Condominiums	UN	UN	6	3	35	25	9	13						
Fairmount	1	3	13	12	12	11	11	15						
Faneuil	0	2	6	7	7	11	12	12						
Franklin Hill	11	6	26	26	30	20	44	52						
Gallivan	0	0	16	11	9	8	6	6						
Highland Park	2	0	4	3	3	3	3	3						
Lenox	0	0	17	17	16	13	15	20						
Low Cost	UN	UN	12	12	12	13	13	13						
Maverick	0	15	23	24	26	29	26	30						
M.E. McCormack	0	2	30	32	30	33	37	43						
Old Colony	0	5	37	35	32	35	32	27						
Scattered Site	0	3	2	3	3	2	2	2						
South Street	0	1	6	6	4	4	2	2						
Washington-Beech	18	3	10	15	17	21	16	9						
West Concord	UN	3	13	14	14	14	13	15						
W. Newton/Rutland	16	8	12	14	15	16	15	16						
Whittier Street	0	1	9	11	16	15	15	17						
SUB TOTAL	49	57	251	257	302	297	297	322						
PARTIAL REVELOPMENT DEVELOPMENTS														
Archdale	50	47	44	40	42	42	33	17						
Bromley Heath	435	346	367	367	457	465	465	463						
Orchard Park	50	81	136	143	152	158	161	159						
South End	176	181	209	209	211	213	213	214						
SUB TOTAL	711	655	756	759	862	878	872	853						
REDEVELOPMENT DEVELOPMENTS														
Charlestown	208	58	72	73	56	68	77	87						
Franklin field	146	62	43	45	41	41	47	48						
Mission Hill	239	42	35	62	76	89	92	97						
Mission Hill Ext.	419	6	129	173	134	103	104	104						
Orient Heights	80	99	121	124	124	129	132	137						
West Broadway	185	293	258	259	259	262	263	265						
SUB TOTAL	1277	560	658	736	690	692	715	738						
GRAND TOTAL	2037	1272	1665	1752	1854	1867	1884	1913						

ALL FAMILY DEVELOPMENTS

Moveouts

	TOTALS				MOVING YEAR AVERAGES		
	86/87	87/88	88/89	89/90	87/88	88/89	89/90
APRIL	55	65	74	81	61	56	59
MAY	57	40	66	100	59	58	60
JUNE	66	53	64	98	58	59	60
JULY	67	48	50	95	57	59	71
AUGUST	75	54	79	82	54	61	71
SEPT.	86	51	62	90	52	62	74
OCT.	47	48	62		52	58	
NOV.	59	63	44		53	59	
DEC.	37	37	38		54	57	
JAN.	44	54	61		55	62	
FEB.	66	62	50		54	61	
MARCH	58	86	84		57	61	

FAMILY DEVELOPMENTS

Moveouts

	88/89	1989									1990		
	RATE	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	12%	1	2	2	0	5	0						
Bromley-Heath	4%	2	3	4	3	3	2						
Camden Street	11%	1	1	3	0	1	0						
Charlestown	9%	8	8	4	15	11	10						
Commonwealth	5%	1	4	8	4	2	2						
Condominiums	UN	UN	0	0	0	0	0						
Evans/Infill	2%	1	0	0	0	0	0						
Fairmount	6%	2	0	0	0	2	5						
Faneuil	6%	2	4	0	4	1	1						
Franklin Field	5%	4	4	3	0	2	3						
Franklin Hill	13%	2	3	5	8	11	8						
Gallivan	9%	2	3	5	3	0	3						
Highland Park	8%	1	0	0	0	0	0						
Lenox Street	12%	6	5	3	0	1	5						
Low Cost	UN	0	0	0	0	0	0						
Maverick	9%	5	1	2	4	5	7						
M.E. McCormack	9%	6	5	5	7	8	14						
Mission Hill	6%	9	32	20	15	12	8						
Mission Hill Ext.	4%	1	0	1	2	1	2						
Old Colony	9%	5	3	6	8	4	1						
Orchard Park	11%	11	9	11	8	5	3						
Orient Heights	8%	3	3	0	5	3	5						
South End	5%	0	0	2	2	0	1						
South Street	4%	1	0	0	0	0	1						
Washington/Beech	7%	0	4	4	4	1	1						
West Broadway	2%	3	1	0	3	1	2						
West Concord	UN	2	1	0	0	1	2						
W.Newton/Rutland	11%	2	1	5	0	2	0						
Whittier Street	7%	0	3	5	0	0	4						
TOTAL	7%	81	100	98	95	82	90						

FAMILY DEVELOPMENTS

Move-ins

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	2	2	6	0	0	14	16						
Bromley-Heath	0	0	1	0	0	0	0						
Camden Street	0	0	0	1	0	1	0						
Charlestown	13	2	6	21	3	2	0						
Commonwealth	2	2	1	1	0	1	0						
Condominiums	UN	0	0	0	0	0	0						
Evans/Infill	0	0	0	0	1	0	0						
Fairmount	1	1	1	0	1	2	0						
Faneuil	2	2	3	0	0	0	1						
Franklin Field	14	1	4	5	1	1	1						
Franklin Hill	8	3	3	2	3	1	0						
Gallivan	1	3	5	7	4	2	3						
Highland Park	0	0	2	0	0	0	0						
Lenox Street	0	0	3	4	6	0	0						
Low Cost	UN	0	0	0	0	0	0						
Maverick	4	1	0	0	1	9	3						
M.E. McCormack	5	2	4	6	4	2	1						
Mission Hill	35	5	4	5	2	9	3						
Mission Hill Ext.	3	0	52	40	14	0	3						
Old Colony	3	1	5	9	5	7	6						
Orchard Park	0	3	6	2	2	2	2						
Orient Heights	0	0	0	0	0	0	0						
South End	0	0	0	0	0	0	0						
South Street	1	0	0	2	0	2	1						
Washington/Beech	2	0	0	2	0	6	8						
West Broadway	0	0	0	0	0	0	0						
West Concord	UN	0	0	0	0	1	0						
W.Newton/Rutland	0	1	0	2	0	2	1						
Whittier Street	2	2	1	0	1	0	2						
TOTAL	98	31	107	109	48	64	51						

Racial Composition of Current Resident Households

SEPTEMBER, 1989

	White	Black	Spanish	Asian	American Indian	Other/ Unknown	Total
* Archdale	88	112	67	2	2	1	272
Bromley-Heath	15	463	90	0	0	6	574
* Camden Street	1	54	10	0	0	0	65
Charlestown	886	29	32	61	4	1	1013
Condominiums	4	42	26	6	4	1	79
Commonwealth	216	113	30	16	0	1	376
* Fairmount	144	34	7	2	0	0	187
* Faneuil	140	64	23	16	1	0	244
Franklin Field	16	321	80	2	0	3	422
Franklin Hill	2	248	54	2	1	0	307
* Gallivan	91	136	14	1	0	1	243
Lenox Street	10	220	58	2	0	0	290
Maverick	245	40	43	54	1	0	383
M.E. McCormack	897	10	10	21	14	2	954
Mission Hill	31	265	423	2	1	2	724
Mission Hill Ext.	3	223	40	0	0	0	266
Old Colony	776	13	6	21	3	2	821
Orchard Park	7	442	98	5	0	1	553
* Orient Heights	162	13	8	16	2	1	202
Scattered Site	0	45	6	0	0	1	52
South End	34	121	124	2	0	4	285
* South Street	63	39	25	0	2	0	129
Washington/Beech	104	90	60	3	0	1	258
* West Broadway	452	0	0	5	2	0	459
W. Newton/Rutland	27	44	58	5	1	1	136
Whittier Street	2	156	20	0	0	1	179
TOTAL	4416	3337	1412	244	34	30	9473

* Indicates State-Aided Developments.

MAINTENANCE

FAMILY DEVELOPMENTS

Completed Workorders

	88	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	118	117	118	180	150	152	118						
Bromley-Heath	296	307	252	266	347	283	298						
Camden Street	26	27	29	28	23	32	29						
Charlestown	860	481	570	605	454	519	488						
Commonwealth	116	121	134	158	146	167	128						
Condominiums	UN	UN	3	12	9	6	1						
Evans/Infill	49	36	25	UN	27	24	25						
Fairmount	91	95	86	76	105	103	119						
Faneuil	64	132	129	137	129	146	137						
Franklin Field	187	156	187	187	202	247	183						
Franklin Hill	222	229	234	312	158	256	245						
Gallivan	175	139	148	123	125	148	152						
Highland Park	13	60	24	24	51	48	25						
Lenox Street	92	99	114	115	117	135	120						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	170	190	213	188	193	209	196						
M.E. McCormack	367	237	340	304	275	298	285						
Mission Hill	220	466	503	393	432	557	435						
Mission Hill Ext.	86	61	83	113	104	85	114						
Old Colony	280	289	310	391	362	409	361						
Orchard Park	388	372	365	357	312	403	346						
Orient Heights	403	100	98	96	87	106	87						
South End	151	100	95	92	68	120	74						
South Street	67	72	70	68	68	73	57						
Washington/Beech	206	214	216	200	151	212	210						
West Broadway	174	167	208	207	194	165	218						
West Concord	71	61	60	59	23	47	56						
W.Newton/Rutland	62	54	41	43	61	73	65						
Whittier Street	73	64	117	87	88	88	80						
TOTAL	5027	4446	4772	4821	4461	5111	4652						

FAMILY DEVELOPMENTS

New Workorders

	88	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	135	119	121	188	156	148	128						
Bromley-Heath	326	286	257	274	359	293	347						
Camden Street	34	24	34	26	23	36	30						
Charlestown	461	499	567	619	469	538	503						
Commonwealth	95	131	134	165	152	231	126						
Condominiums	UN	UN	3	14	13	2	2						
Evans/Infill	72	26	15	UN	23	15	20						
Fairmount	94	111	80	87	107	115	146						
Faneuil	100	140	145	139	125	151	148						
Franklin Field	162	166	201	212	208	230	196						
Franklin Hill	190	228	228	317	165	265	270						
Gallivan	96	137	159	125	143	150	166						
Highland Park	23	60	65	55	8	29	11						
Lenox Street	114	101	136	105	126	138	133						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	202	196	211	189	201	219	209						
M.E. McCormack	340	259	340	305	301	301	359						
Mission Hill	498	473	512	455	457	554	466						
Mission Hill Ext.	84	76	101	108	127	92	103						
Old Colony	388	309	341	401	390	443	377						
Orchard Park	343	378	375	375	342	405	377						
Orient Heights	76	110	102	96	82	116	85						
South End	88	99	91	104	80	126	74						
South Street	49	77	72	65	72	71	78						
Washington/Beech	197	209	239	207	144	212	230						
West Broadway	147	166	272	165	175	172	234						
West Concord	68	63	60	63	31	40	65						
W.Newton/Rutland	95	60	39	48	66	75	64						
Whittier Street	94	64	125	86	104	90	76						
TOTAL	4571	4504	5025	4993	4649	5257	5023						

FAMILY DEVELOPMENTS

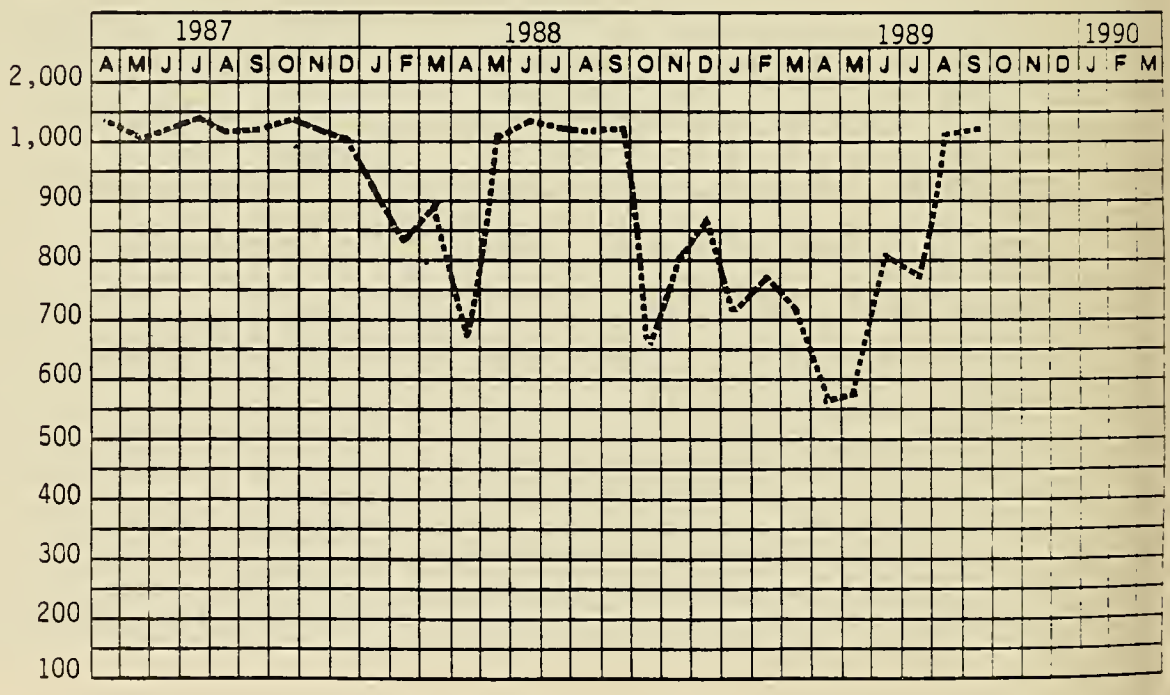
Percent of Workorders Completed to New Workorders

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	87	98	98	96	96	103	92						
Bromley-Heath	108	107	98	97	97	96	86						
Camden Street	92	113	85	108	100	99	97						
Charlestown	108	96	101	98	97	96	97						
Commonwealth	100	92	100	96	96	72	102						
Condominiums	UN	UN	100	86	69	100	50						
Evans/Infill	74	138	166	UN	117	160	125						
Fairmount	91	86	108	87	98	90	82						
Faneuil	113	94	89	99	103	97	93						
Franklin Field	92	94	93	88	97	107	93						
Franklin Hill	99	100	103	98	96	97	91						
Gallivan	97	101	93	98	87	99	92						
Highland Park	91	100	87	44	638	166	227						
Lenox Street	103	98	84	110	93	98	90						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	105	97	101	99	96	95	94						
M.E. McCormack	93	92	100	100	91	99	79						
Mission Hill	100	99	98	86	95	101	93						
Mission Hill Ext.	104	80	82	105	82	92	111						
Old Colony	93	94	91	98	93	92	96						
Orchard Park	106	98	97	95	91	100	92						
Orient Heights	103	91	96	100	106	91	102						
South End	99	101	104	88	85	95	100						
South Street	92	94	97	105	94	103	73						
Washington/Beech	102	102	90	97	105	100	91						
West Broadway	108	101	76	125	111	96	93						
West Concord	104	97	100	94	74	118	86						
W.Newton/Rutland	94	90	105	90	92	97	102						
Whittier Street	107	100	94	101	85	98	105						
TOTAL	110	97	96	97	96	97	93						

ALL FAMILY DEVELOPMENTS

Outstanding Workorders

	1987/88	1988/89	1989/90
APRIL	1356	674	576
MAY	1165	1005	589
JUNE	1285	1264	809
JULY	1351	1165	780
AUGUST	1221	1077	1065
SEPT.	1240	1105	1082
OCT.	1305	656	
NOV.	1180	813	
DEC.	1030	872	
JAN.	929	715	
FEB.	849	751	
MARCH	900	726	



FAMILY DEVELOPMENTS

Outstanding Workorders

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	9	6	5	8	7	12	12						
Bromley-Heath	152	95	90	98	110	120	169						
Camden Street	3	1	4	1	1	6	5						
Charlestown	31	27	19	31	34	61	65						
Commonwealth	0	10	0	7	6	64	4						
Condominiums	UN	UN	1	2	2	2	4						
Evans/Infill	19	13	UN	UN	9	4	5						
Fairmount	7	5	5	7	10	27	47						
Faneuil	2	10	16	27	25	17	24						
Franklin Field	42	22	33	53	51	43	49						
Franklin Hill	38	18	5	14	18	23	31						
Gallivan	3	11	5	18	8	25	17						
Highland Park	2	1	102	133	90	71	57						
Lenox Street	15	14	31	26	24	23	39						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	3	5	3	4	8	18	18						
M.E. McCormack	118	134	51	61	78	96	145						
Mission Hill	16	35	37	79	49	95	77						
Mission Hill Ext.	9	12	24	26	49	58	32						
Old Colony	67	59	44	56	51	108	85						
Orchard Park	21	16	29	40	57	44	59						
Orient Heights	2	17	16	17	6	19	13						
South End	40	16	13	18	26	33	19						
South Street	3	3	3	1	2	6	20						
Washington/Beech	14	15	17	26	18	28	33						
West Broadway	30	4	12	26	0	18	24						
West Concord	6	7	5	4	12	5	9						
W.Newton/Rutland	6	6	0	5	2	2	1						
Whittier Street	12	14	19	21	27	37	19						
TOTAL	576	576	589	809	780	1065	1082						

FAMILY DEVELOPMENTS

Outstanding Workorders More Than 30 Days

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	2	2	2	2	3	4						
*	Camden Street	1	1	0	0	0	3						
	Charlestown	6	4	6	12	9	24						
	Franklin Field	18	14	15	30	24	25						
	Franklin Hill	7	2	3	5	6	5						
*	Fairmount	0	2	0	1	3	6						
*	Faneuil	0	0	4	15	4	4						
*	Gallivan Blvd.	0	1	1	0	3	7						
	Lenox Street	5	4	3	4	6	12						
	Maverick	3	0	0	1	4	1						
	M.E. McCormack	52	23	25	28	39	42						
	Mission Hill	10	5	6	11	8	21						
	Mission Hill Ext.	2	8	11	19	35	13						
	Old Colony	24	7	1	9	38	35						
	Orchard Park	7	7	13	21	11	20						
*	Orient Heights	4	7	5	2	2	6						
	South End	5	4	4	9	9	4						
*	South Street	0	1	0	0	1	2						
	Washington/Beech	4	5	7	10	4	9						
*	West Broadway	0	0	0	0	0	1						
	Whittier Street	4	5	6	6	15	10						
	TOTAL	154	102	112	185	224	254						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Number of Units with Outstanding Workorders

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	4	3	7	4	9	11						
*	Camden Street	1	2	1	1	3	1						
	Charlestown	17	14	26	25	46	48						
	Franklin Field	13	20	33	38	27	34						
	Franklin Hill	14	3	9	10	17	23						
*	Fairmount	4	5	6	8	17	32						
*	Faneuil	5	10	20	22	13	13						
*	Gallivan Blvd.	10	4	15	7	19	16						
	Lenox Street	9	18	19	18	15	115						
	Maverick	5	2	3	6	13	60						
	M.E. McCormack	111	49	56	68	84	30						
	Mission Hill	24	23	54	34	61	64						
	Mission Hill Ext.	8	14	19	14	40	40						
	Old Colony	47	38	42	41	76	11						
	Orchard Park	12	20	32	43	32	15						
*	Orient Heights	10	10	11	2	14	10						
	South End	14	12	15	19	28	21						
*	South Street	2	2	1	1	3	18						
	Washington/Beech	8	13	15	17	21	10						
*	West Broadway	3	9	20	2	13	615						
	Whittier Street	7	10	11	18	26							
	TOTAL	328	281	415	398	577							

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Percent of Workorders Completed Which Were Living Unit Inspection Workorders

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	0	3	2	11	8	8						
*	Camden Street	19	3	14	22	50	31						
	Charlestown	10	4	18	16	14	12						
	Franklin Field	0	5	4	2	2	1						
	Franklin Hill	42	35	29	2	33	36						
*	Fairmount	27	23	28	18	9	11						
*	Faneuil	17	16	16	1	19	14						
*	Gallivan Blvd.	17	14	20	9	7	11						
	Lenox Street	14	10	16	37	34	18						
	Maverick	16	15	18	18	12	6						
	M.E. McCormack	3	16	11	14	5	16						
	Mission Hill	14	16	21	16	11	20						
	Mission Hill Ext.	2	5	0	5	9	4						
	Old Colony	16	8	10	15	9	3						
	Orchard Park	18	16	15	0	15	20						
*	Orient Heights	11	9	14	16	13	25						
	South End	29	37	42	31	32	9						
*	South Street	18	31	9	35	19	18						
	Washington/Beech	16	13	11	15	21	17						
*	West Broadway	5	14	3	11	12	7						
	Whittier Street	9	22	16	9	16	5						
	TOTAL	14	14	15	11	14	14						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Average Number of Hours Worked Per Completed Workorder

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	3	3	4	2	3	2						
*	Camden Street	5	4	3	2	3	3						
	Charlestown	4	4	3	4	4	3						
	Franklin Field	4	3	3	3	3	4						
	Franklin Hill	4	4	3	4	3	3						
*	Fairmount	3	4	5	3	4	3						
*	Faneuil.	3	4	4	4	4	4						
*	Gallivan Blvd.	4	4	3	4	3	3						
	Lenox Street	3	4	3	3	3	3						
	Maverick	3	4	3	3	4	3						
	M.E. McCormack	5	5	5	4	5	4						
	Mission Hill	3	3	3	3	3	3						
	Mission Hill Ext.	4	4	2	3	3	4						
	Old Colony	4	3	3	4	3	3						
	Orchard Park	3	3	4	4	4	3						
*	Orient Heights	3	5	4	4	3	4						
	South End	3	2	3	2	3	2						
*	South Street	3	2	3	3	3	3						
	Washington/Beech	3	4	4	4	3	3						
*	West Broadway	3	4	4	3	4	3						
	Whittier Street	3	2	2	4	3	4						
	TOTAL	3	4	3	3	3	3						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Average Cost Per Completed Workorder

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	70	79	90	46	59	80						
*	Camden Street	83	68	57	37	35	63						
	Charlestown	81	77	73	83	79	86						
	Franklin Field	72	57	51	68	65	86						
	Franklin Hill	79	77	71	76	67	72						
*	Fairmount	67	88	119	56	103	125						
*	Faneuil	64	81	92	94	70	81						
*	Gallivan Blvd.	97	104	78	111	107	71						
	Lenox Street	60	78	71	53	47	73						
	Maverick	85	76	61	77	82	75						
	M.E. McCormack	96	94	96	85	74	82						
	Mission Hill	65	67	51	61	62	70						
	Mission Hill Ext.	99	77	53	63	61	86						
	Old Colony	90	82	73	90	81	75						
	Orchard Park	80	79	89	92	80	67						
*	Orient Heights	64	95	89	76	73	66						
	South End	65	52	77	54	89	75						
*	South Street	62	55	56	45	73	44						
	Washington/Beech	51	69	80	83	66	58						
*	West Broadway	56	92	96	94	66	51						
	Whittier Street	71	57	50	79	53	69						
	TOTAL	75	77	75	77	73	75						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Number of Workorders Completed Per Occupied Unit

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	.49	.48	.75	.62	.61	.45						
*	Camden Street	.40	.43	.42	.35	.49	.44						
	Charlestown	.47	.55	.58	.44	.50	.48						
	Franklin Field	.37	.44	.44	.48	.59	.43						
	Franklin Hill	.68	.69	.93	.48	.80	.78						
*	Fairmount	.50	.45	.40	.55	.53	.64						
*	Faneuil	.53	.52	.55	.53	.60	.56						
*	Gallivan Blvd.	.59	.61	.51	.52	.61	.62						
	Lenox Street	.34	.40	.40	.40	.47	.42						
	Maverick	.49	.55	.49	.50	.54	.51						
	M.E. McCormack	.24	.34	.31	.28	.30	.29						
	Mission Hill	.59	.66	.53	.59	.76	1						
	Mission Hill Ext.	.40	.42	.48	.39	.32	.43						
	Old Colony	.35	.37	.48	.44	.50	.44						
	Orchard Park	.64	.63	.63	.56	.72	.62						
*	Orient Heights	.46	.45	.44	.41	.51	.43						
	South End	.34	.32	.32	.23	.41	.26						
*	South Street	.57	.55	.53	.53	.56	.43						
	Washington/Beech	.83	.85	.86	.61	.84	.81						
*	West Broadway	.36	.44	.45	.42	.36	.48						
	Whittier Street	.34	.62	.48	.48	.48	.44						
	TOTAL	.46	.51	.51	.46	.54	.49						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Turnaround Time for Completed Emergency Workorders

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	1	1	1	1	1	1						
*	Camden Street	1	1	1	1	1	1						
	Charlestown	1	1	1	1	1	1						
	Franklin Field	1	1	1	1	1	1						
	Franklin Hill	1	1	1	1	1	1						
*	Fairmount	1	1	1	1	1	1						
*	Faneuil	1	1	1	1	1	1						
*	Gallivan Blvd.	1	1	1	1	1	1						
	Lenox Street	1	1	1	1	1	1						
	Maverick	1	1	1	1	1	1						
	M.E. McCormack	1	1	1	1	1	1						
	Mission Hill	1	1	1	1	1	1						
	Mission Hill Ext.	1	1	2	1	1	1						
	Old Colony	1	1	1	1	1	1						
	Orchard Park	1	1	2	1	1	1						
*	Orient Heights	1	1	1	1	1	1						
	South End	1	1	1	1	1	1						
*	South Street	1	1	1	1	1	1						
	Washington/Beech	1	1	1	1	1	1						
*	West Broadway	1	1	2	1	1	1						
	Whittier Street	1	1	1	1	1	1						
	TOTAL	1	1	1	1	1	1						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Turnaround Time for Completed Vacancy Workorders

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	8	3	0	8	6	4						
*	Camden Street	1	3	4	1	1	1						
	Charlestown	2	4	4	3	5	5						
	Franklin Field	7	7	5	15	12	8						
	Franklin Hill	8	1	2	5	7	2						
*	Fairmount	5	9	6	1	17	12						
*	Faneuil	4	11	27	15	17	12						
*	Gallivan Blvd.	6	7	11	4	4	1						
	Lenox Street	1	4	15	1	33	1						
	Maverick	5	3	7	1	6	9						
	M.E. McCormack	6	12	14	6	10	14						
	Mission Hill	6	5	7	33	10	19						
	Mission Hill Ext.	1	0	5	1	1	3						
	Old Colony	4	9	6	4	4	2						
	Orchard Park	2	1	5	4	1	1						
*	Orient Heights	23	6	1	3	26	34						
	South End	0	0	0	0	36	0						
*	South Street	7	6	3	6	3	15						
	Washington/Beech	3	4	11	21	20	9						
*	West Broadway	6	8	10	23	3	6						
	Whittier Street	0	2	1	1	1	21						
	TOTAL	5	5	8	11	8	7						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Turnaround Time for All Completed Workorders

		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	3	3	2	4	5	5						
*	Camden Street	9	3	4	5	7	6						
	Charlestown	4	5	5	5	6	6						
	Franklin Field	6	9	5	10	10	7						
	Franklin Hill	7	9	5	4	6	7						
*	Fairmount	4	6	5	5	10	8						
*	Faneuil	4	6	10	8	7	6						
*	Gallivan Blvd.	6	6	7	7	6	8						
	Lenox Street	5	5	8	6	9	3						
	Maverick	2	2	2	3	3	4						
	M.E. McCormack	6	15	14	13	9	7						
	Mission Hill	5	5	6	9	7	6						
	Mission Hill Ext.	4	11	6	4	4	24						
	Old Colony	5	7	7	6	5	5						
	Orchard Park	3	3	5	3	5	3						
*	Orient Heights	5	4	6	6	6	6						
	South End	8	7	7	6	9	8						
*	South Street	4	6	5	5	5	4						
	Washington/Beech	3	3	7	7	7	10						
*	West Broadway	6	5	8	8	6	7						
	Whittier Street	4	4	12	7	7	13						
	TOTAL	5	6	6	7	7	7						

* Indicates State-Aided Developments

FAMILY DEVELOPMENTS

Percent of Workorders Inspected by Superintendents

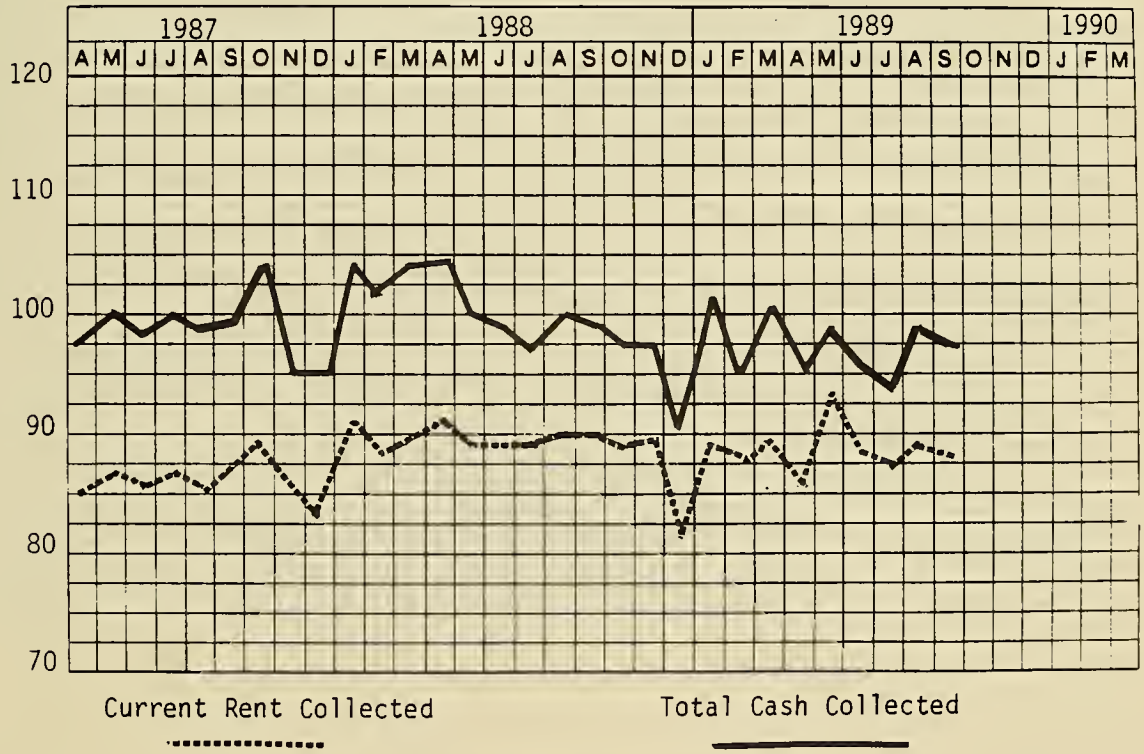
		1989										1990	
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
*	Archdale	49	41	35	22	11	48						
*	Camden Street	0	0	0	0	1	0						
	Charlestown	38	44	49	37	34	50						
	Franklin Field	47	43	42	29	34	42						
	Franklin Hill	4	2	3	3	2	2						
*	Fairmount	2	4	34	37	27	31						
*	Faneuil	55	39	30	10	34	42						
*	Gallivan Blvd.	47	14	6	3	14	9						
	Lenox Street	2	2	2	1	1	2						
	Maverick	38	4	29	40	33	52						
	M.E. McCormack	18	16	26	9	31	17						
	Mission Hill	52	57	53	54	47	54						
	Mission Hill Ext.	79	76	56	69	44	28						
	Old Colony	49	61	53	28	27	34						
	Orchard Park	20	18	26	15	34	18						
*	Orient Heights	19	17	11	17	7	17						
	South End	31	31	20	25	7	11						
*	South Street	10	2	21	29	25	39						
	Washington/Beech	85	90	68	63	48	58						
*	West Broadway	12	20	15	27	38	17						
	Whittier Street	19	22	10	1	17	20						
	TOTAL	34	36	34	28	29	32						

* Indicates State-Aided Developments

RENT COLLECTION

ALL FAMILY DEVELOPMENTS
Percent of Rent Collected

	% OF CURRENT RENT COLLECTED				TOTAL CASH COLLECTED AS A % OF CURRENT RENT ROLL			
	1986/87	1987/88	1988/89	1989/90	1986/87	1987/88	1988/89	1989/90
APRIL	88%	85%	92%	86%	100%	97%	104%	95%
MAY	84%	87%	89%	96%	96%	100%	100%	98%
JUNE	86%	86%	89%	86%	96%	98%	99%	96%
JULY	84%	87%	89%	85%	93%	100%	97%	93%
AUGUST	84%	86%	90%	87%	93%	97%	100%	97%
SEPT.	85%	87%	90%	86%	96%	98%	98%	95%
OCT.	87%	89%	88%		98%	103%	97%	
NOV.	84%	86%	89%		92%	95%	97%	
DEC.	81%	84%	84%		89%	95%	91%	
JAN.	85%	92%	89%		96%	103%	102%	
FEB.	85%	87%	87%		96%	98%	95%	
MARCH	86%	89%	89%		99%	103%	101%	


1987
1988
1989
1990
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120
110
100
90
80
70
Current Rent Collected
Total Cash Collected

FAMILY DEVELOPMENTS

Percent of Rent Collected

	1988	1989								1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	93	95	94	91	89	87	84						
Bromley-Heath	81	76	73	81	77	75	78						
Camden Street	95	85	85	84	82	78	84						
Charlestown	89	86	90	87	84	88	88						
Commonwealth	100	94	91	90	89	94	90						
Condominiums	UN	80	93	82	85	81	84						
Evans/Infill	87	76	71	77	72	74	70						
Fairmount	97	88	93	92	92	90	88						
Faneuil	86	89	92	90	92	89	90						
Franklin Field	81	72	81	69	68	75	82						
Franklin Hill	77	70	81	83	82	82	82						
Gallivan	85	92	87	86	84	89	83						
Highland Park	81	80	82	85	88	81	86						
Lenox Street	93	88	92	88	81	86	87						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	90	90	93	82	91	86	86						
M.E. McCormack	95	93	95	93	90	92	92						
Mission Hill	88	85	89	86	87	86	85						
Mission Hill Ext.	93	88	87	83	76	84	87						
Old Colony	92	88	91	89	86	88	88						
Orchard Park	81	84	87	77	81	83	80						
Orient Heights	88	86	87	84	84	85	85						
South End	85	85	95	89	93	89	88						
South Street	85	92	95	92	89	90	90						
Washington/Beech	93	94	95	94	92	92	92						
West Broadway	97	90	92	90	90	90	84						
West Concord	66	79	82	68	68	77	73						
W.Newton/Rutland	91	86	91	90	90	86	86						
Whittier Street	89	93	93	91	90	89	93						
TOTAL	92	86	96	86	85	87	86						

FAMILY DEVELOPMENTS

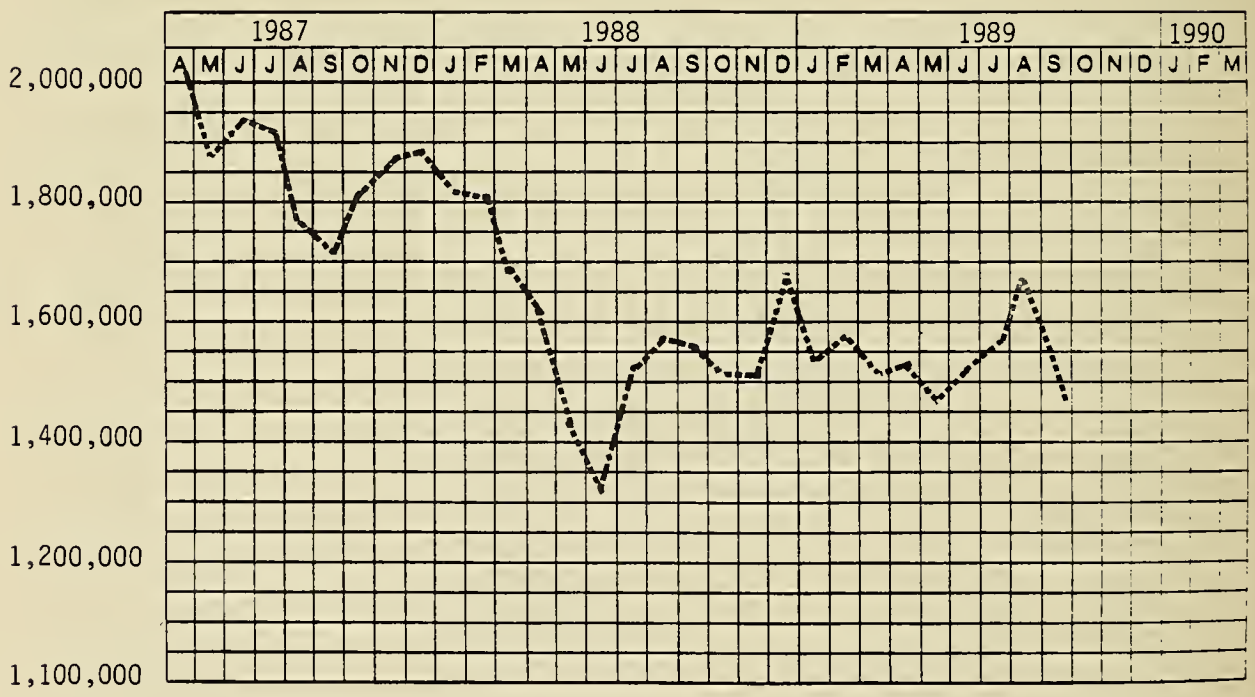
Total Cash Collected As A Percent of Rent Roll

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	101	98	101	97	92	95	96						
Bromley-Heath	100	99	91	97	98	94	96						
Camden Street	119	91	104	94	95	87	90						
Charlestown	103	93	102	97	93	98	98						
Commonwealth	100	99	97	96	93	103	94						
Condominiums	UN	88	113	82	130	92	131						
Evans/Infill	100	87	75	85	77	77	72						
Fairmount	103	94	100	99	99	97	93						
Faneuil	92	99	100	97	99	95	97						
Franklin Field	101	81	98	79	78	90	96						
Franklin Hill	95	78	101	99	93	93	98						
Gallivan	99	103	99	94	95	100	90						
Highland Park	96	112	110	93	112	85	108						
Lenox Street	112	99	111	103	88	102	94						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	97	97	105	110	102	91	94						
M.E. McCormack	100	97	102	97	93	98	97						
Mission Hill	113	92	98	94	94	96	91						
Mission Hill Ext.	110	98	99	96	79	97	99						
Old Colony	101	96	100	99	95	99	99						
Orchard Park	99	95	102	85	92	97	91						
Orient Heights	101	94	95	92	92	100	93						
South End	94	90	108	98	100	94	93						
South Street	94	94	98	97	90	97	95						
Washington/Beech	103	101	100	99	97	97	97						
West Broadway	100	95	101	93	94	95	88						
West Concord	88	90	92	86	90	100	96						
W.Newton/Rutland	98	91	98	98	102	105	93						
Whittier Street	106	104	105	99	98	95	103						
TOTAL	104	95	98	96	93	97	95						

ALL FAMILY DEVELOPMENTS

Total Arrearage

	1987/88	1988/89	1989/90
APRIL	2,041,355	1,601,071	1,526,870
MAY	1,875,183	1,446,309	1,482,968
JUNE	1,973,924	1,302,360	1,528,146
JULY	1,952,731	1,566,265	1,572,733
AUGUST	1,786,653	1,569,049	1,666,697
SEPT.	1,731,944	1,561,227	1,545,332
OCT.	1,812,965	1,528,625	
NOV.	1,856,714	1,522,892	
DEC.	1,895,663	1,688,183	
JAN.	1,839,084	1,553,516	
FEB.	1,812,374	1,568,745	
MARCH	1,675,016	1,505,334	



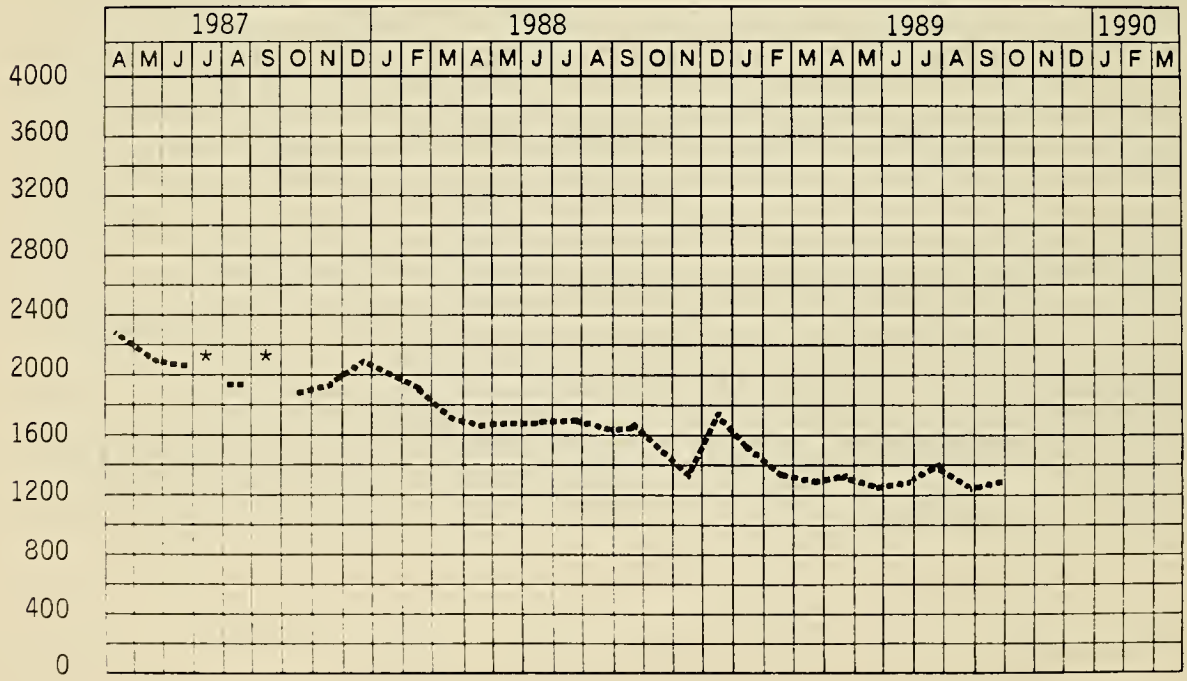
FAMILY DEVELOPMENTS

Ratio of Arrearages of Rent Roll

	1988	1989								1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	.18	.12	.13	.13	.20	.18	.26						
Bromley-Heath	2.26	2.92	3.01	3.17	3.11	3.98	4.04						
Camden Street	.88	.65	.63	.76	.79	.90	.71						
Charlestown	1.14	.94	.91	.94	.94	.95	.88						
Commonwealth	.10	.16	.17	.17	.22	.20	.21						
Condominiums	UN	.40	.32	.44	.40	.38	.51						
Evans/Infill	4.95	6.13	6.55	6.26	6.58	6.06	6.37						
Fairmount	.14	.25	.24	.24	.26	.28	.33						
Faneuil	.45	.28	.28	.29	.31	.32	.34						
Franklin Field	1.47	1.21	1.26	1.36	1.37	1.29	1.46						
Franklin Hill	2.51	2.15	2.08	2.00	1.84	1.87	1.92						
Gallivan	.60	.44	.46	.52	.51	.54	.53						
Highland Park	.51	.25	.20	.57	.46	.70	.71						
Lenox Street	1.28	.87	.84	.81	.87	.83	.87						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	.52	.47	.45	.57	.44	.44	.50						
M.E. McCormack	.21	.25	.22	.24	.29	.26	.27						
Mission Hill	.79	.60	.62	.62	.61	.64	.67						
Mission Hill Ext.	.50	.74	.70	.72	.82	.86	.80						
Old Colony	.39	.44	.45	.39	.44	.40	.42						
Orchard Park	1.39	1.00	.94	.95	.97	.98	1.04						
Orient Heights	.43	.42	.47	.52	.50	.47	.45						
South End	1.11	.55	.47	.39	.39	.43	.50						
South Street	.27	.15	.17	.15	.23	.24	.25						
Washington/Beech	.18	.25	.24	.23	.24	.26	.31						
West Broadway	.20	.34	.29	.32	.39	.41	.49						
West Concord	.80	.76	.72	.78	1.00	1.02	.81						
W.Newton/Rutland	1.03	.88	.83	.95	.86	.83	.87						
Whittier Street	1.91	.86	.75	.74	.73	.74	.67						
TOTAL	.94	.80	.83	1.20	.90	1.17	.80						

Number of Tenants Over Thirty Days in Rent Arrearage

	1987/88	1988/89	1989/90
APRIL	2221	1633	1530
MAY	2152	1640	1402
JUNE	2094	1640	1485
JULY	UN	1674	1600
AUGUST	1994	1608	1467
SEPT.	UN	1628	1480
OCT.	1860	1547	
NOV.	1936	1495	
DEC.	2142	1924	
JAN.	2047	1563	
FEB.	1903	1477	
MARCH	1746	1425	

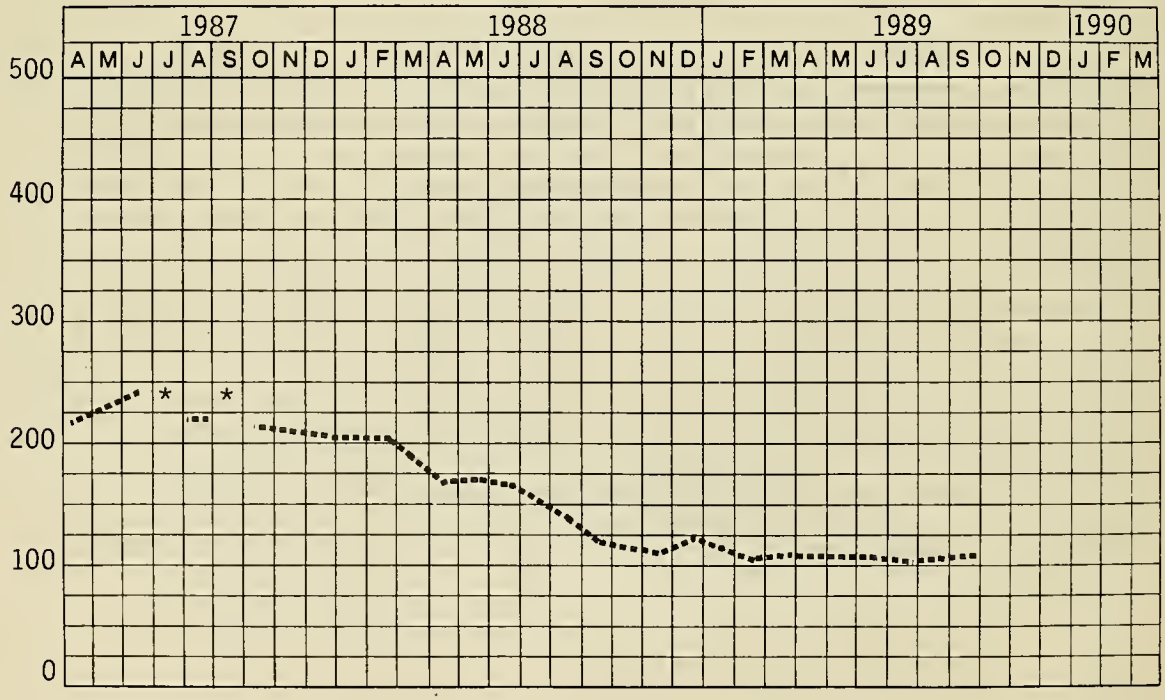


Number of Tenants Over Thirty Days in Rent Arrearage

	1988	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	10	11	11	10	15	13	18						
Bromley-Heath	280	217	213	207	271	247	232						
Camden Street	10	3	8	10	10	9	9						
Charlestown	184	169	162	166	171	160	154						
Commonwealth	25	49	44	41	43	45	44						
Condominiums	UN	2	2	4	3	3	1						
Evans/Infill	11	11	11	10	8	7	8						
Fairmount	10	27	22	23	25	29	34						
Faneuil	40	30	30	28	34	30	39						
Franklin Field	88	99	94	112	94	94	94						
Franklin Hill	116	102	97	92	85	85	74						
Gallivan	33	34	39	42	38	25	44						
Highland Park	2	5	4	6	4	5	6						
Lenox Street	63	54	46	48	60	48	43						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	52	50	38	53	40	47	50						
M.E. McCormack	64	72	58	60	75	62	60						
Mission Hill	118	113	99	105	111	95	105						
Mission Hill Ext.	19	23	28	37	58	60	55						
Old Colony	106	108	103	110	116	80	91						
Orchard Park	164	115	107	123	118	107	109						
Orient Heights	50	41	34	39	47	33	35						
South End	50	60	31	34	38	42	35						
South Street	15	8	5	5	7	8	6						
Washington/Beech	12	19	13	16	17	15	16						
West Broadway	30	54	49	54	63	57	59						
West Concord	17	13	12	8	6	10	12						
W.Newton/Rutland	19	19	17	17	16	20	19						
Whittier Street	45	22	25	25	27	31	28						
TOTAL	1633	1530	1402	1485	1600	1467	1480						

Number of Tenants Over One Year in Rent Arrearage

	1987/88	1988/89	1989/90
APRIL	229	166	114
MAY	234	167	112
JUNE	243	163	116
JULY	UN	157	106
AUGUST	228	145	117
SEPT.	UN	138	116
OCT.	216	131	
NOV.	210	127	
DEC.	206	133	
JAN.	201	115	
FEB.	201	105	
MARCH	186	112	



Number of Tenants Over One Year in Rent Arrearage

	88	1989									1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Archdale	1	0	0	0	0	0	0						
Bromley-Heath	11	8	7	8	6	7	8						
Camden Street	0	1	1	1	1	1	0						
Charlestown	31	18	18	18	17	16	15						
Commonwealth	4	2	2	6	6	5	5						
Condominiums	UN	0	0	0	0	0	0						
Evans/Infill	9	10	10	10	9	9	9						
Fairmount	0	0	0	0	0	1	1						
Faneuil	2	0	0	0	0	1	1						
Franklin Field	15	6	9	9	6	8	7						
Franklin Hill	22	18	17	16	15	17	17						
Gallivan	5	3	3	3	3	3	3						
Highland Park	0	0	0	0	0	0	0						
Lenox Street	9	4	4	3	3	4	3						
Low Cost	UN	UN	UN	UN	UN	UN	UN						
Maverick	3	3	4	5	4	3	3						
M.E. McCormack	3	7	7	7	9	10	12						
Mission Hill	7	4	2	2	1	5	6						
Mission Hill Ext.	1	1	1	1	2	2	2						
Old Colony	5	6	5	6	5	6	3						
Orchard Park	12	11	11	10	9	11	13						
Orient Heights	0	1	1	1	1	0	0						
South End	8	2	2	1	1	2	1						
South Street	0	0	0	0	0	0	0						
Washington/Beech	2	1	0	0	0	0	0						
West Broadway	1	2	1	2	2	1	2						
West Concord	2	0	0	0	0	0	0						
W.Newton/Rutland	4	3	5	5	5	4	4						
Whittier Street	9	3	2	2	1	1	1						
TOTAL	166	114	112	116	106	117	116						

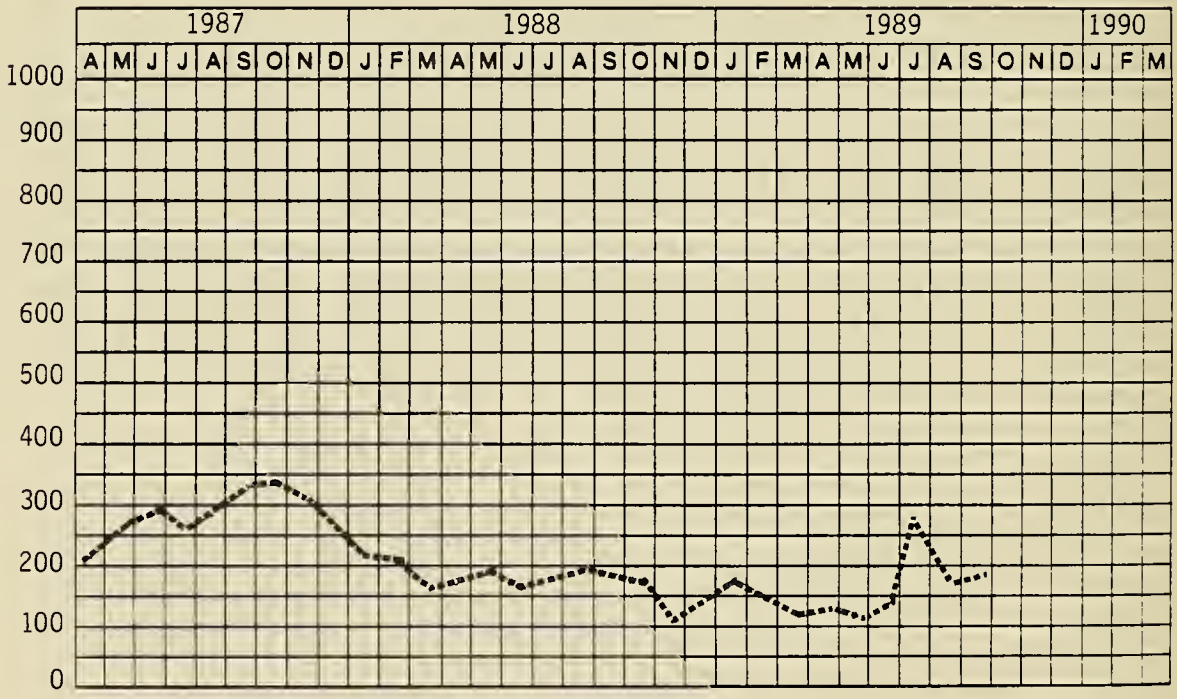
Disposition of Non-Payment Eviction Cases

	1988/1989	1989			1990
	TOTAL	APR-JUN	JUL-SEP	OCT-DEC	JAN-MAR
CASES OPEN					
Cases Pending End of Last Period	41	64	55		
New Cases Opened	420	108	119		
TOTAL	461	172	174		
COURT RESULTS					
Grievance Panel Voted Not to Evict	0	0	0		
Agreements with Residents	169	40	44		
Judgments Against Residents	140	42	61		
Judgments Against BHA	0	0	0		
Cases Dismissed	88	35	18		
TOTAL	397	117	123		
CASES CLOSED					
Moveouts Prior to Eviction	7	1	5		
Settlements with Residents	76	31	16		
Cases Discontinued	65	32	13		
Residents Evicted by Constable	61	21	22		
TOTAL	209	85	56		
Cases Pending Court Action	64	55	51		

PUBLIC SAFETY

Incidents Reported

	1987/88	1988/89	1989/90
APRIL	207	186	138
MAY	278	197	129
JUNE	291	165	194
JULY	253	195	290
AUGUST	277	198	191
SEPT.	333	196	193
OCT.	378	177	
NOV.	330	115	
DEC.	253	143	
JAN.	235	181	
FEB.	232	139	
MARCH	220	124	



Incidents Reported by Type of Incident

	87/88	88/89	1989									1990			89/90
	TOTAL	TOTAL	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
Homicide	4	7	2	2	2	0	0	2							
Sex Offenses	18	5	1	1	1	1	0	0							
Robbery	52	36	1	4	4	6	2	2							
Assault	221	189	20	21	17	21	18	17							
Burglary	174	119	3	7	5	18	9	9							
Larceny	48	35	6	2	2	5	3	2							
Narcotic Violations	257	405	40	21	28	36	29	16							
Arson	55	11	1	2	1	1	0	0							
Vandalism	120	83	2	8	5	14	9	12							
Harassment & Threats	151	109	10	6	8	13	17	25							
Motor Vehicle Theft	47	12	0	0	1	1	1	0							
Civil Investigations	261	99	7	6	8	33	9	5							
Other	1879	906	45	49	112	141	94	103							
TOTAL	3287	2016	138	129	194	290	191	193							

Arrests

BHA Residents	511	478	33	27	35	39	30	19							
Non-Residents	484	598	43	41	53	50	33	22							

Civil Rights/ Racial Incidents*	13	27	1	0	3	1	9	12							

* Racial Incidents are included in categories of incidents reported.

Incidents Reported

	87/88	88/89	1989									1990			89/90
	TOTAL	TOTAL	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
Archdale	249	192	8	6	14	21	15	12							
Bromley-Heath	8	5	3	3	1	0	1	0							
Camden Street	13	5	0	1	0	1	0	1							
Charlestown	507	165	10	13	8	16	8	25							
Commonwealth	19	22	0	2	2	4	0	0							
Fairmount	12	17	0	0	3	1	1	2							
Faneuil	37	5	0	0	0	2	1	0							
Franklin Field	179	191	23	13	19	18	10	15							
Franklin Hill	376	155	1	2	10	30	16	13							
Gallivan	114	77	6	6	5	11	6	9							
Lenox Street	93	46	0	0	2	6	2	3							
Maverick	56	17	3	1	1	3	2	2							
M.E. McCormack	102	51	1	1	6	8	4	5							
Mission Hill	602	410	40	39	41	68	49	18							
Mission Hill Ext.	245	85	13	9	20	18	12	38							
Old Colony	125	79	2	2	6	15	8	5							
Orchard Park	210	322	11	8	11	21	21	13							
Orient Heights	34	15	1	1	1	3	3	1							
South End	79	22	1	4	1	2	6	4							
South Street	30	31	2	1	0	1	1	5							
Washington/Beech	67	44	9	7	12	14	8	11							
West Broadway	91	27	2	3	1	5	5	3							
Whittier Street	39	33	2	7	30	22	12	8							
TOTAL	3287	2016	138	129	194	290	191	193							

Disposition of Cause Evictions

	1987/1988	1988/1989	1989			1990	1989/1990
	TOTAL	TOTAL	APR-JUN	JUL-SEPT	OCT-DEC	JAN-MAR	TOTAL
CASES OPEN							
Cases Pending End of Last Period	78	78	90	92			
New Cases Opened	153	157	43	32			
CASES CLOSED							
Grievance Panel Voted Not to Evict	16	5	2	4			
Moveouts Prior to Eviction	24	18	3	8			
Settlements with Tenants	57	52	20	7			
Cases Dis-continued	20	21	1	5			
Tenants Evicted by Constable	36	49	15	21			
TRIALS							
Tenant Defaulted—Judgment for BHA	19	21	12	10			
Judgment for BHA on Merits	10	20	4	2			
Judgment Against BHA	0	3	1	0			
Cases Pending	78	90	92	79			

FAMILY DEVELOPMENTS

Cause Evictions

	87/88 TOTAL	88/89 TOTAL	1989 APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	1990 JAN	FEB	MAR
Archdale	3	3												
Camden Street	1	2												
Charlestown	0	1				1		1						
Fairmount	0	1												
Faneuil	0	2												
Franklin Field	0	4			2		3	1						
Franklin Hill	8	7		1	3	1	2	1						
Gallivan	3	4			1									
Lenox Street	6	4												
Maverick	1	6				1	-							
M.E. McCormack	2	0												
Mission Hill	7	8	3	1		4	1	3						
Mission Hill Ext.	1	0				1		1						
Old Colony	1	3												
Orchard Park	8	10		2	1	2	1	1						
Orient Heights	3	1												
South End	0	1						1						
South Street	0	0						1						
Washington/Beech	1	2			1			1						
W. Broadway	2	0												
Whittier Street	0	0					1							
ELDERLY	6	8	1	1	1	0	0	0						
TOTAL	53	67	4	5	9	10	8	11						

ELDERLY DEVELOPMENTS

ELDERLY DEVELOPMENTS

Vacancies

	No. of Units	1988	1989									1990		
		APR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Amory Street	217	8	27	27	27	27	29	28						
Annapolis	56	0	1	0	0	0	0	1						
Ashmont	54	1	4	4	4	4	4	4						
Ausonia	100	0	1	1	1	0	0	0						
Bellflower/Dorset	111	2	6	3	3	3	3	4						
Carroll	63	0	3	2	2	3	3	1						
Cooman	105	11	6	8	11	12	13	13						
Margaret Collins	44	0	1	2	2	3	2	1						
Davison	48	0	2	3	4	4	4	3						
Foley Apts.	96	0	4	3	1	3	2	1						
Frederick Douglass	77	2	10	11	12	14	14	15						
Gen. Warren Apts.	95	7	7	5	5	3	3	3						
Groveland	64	9	14	12	10	10	12	12						
Hampton House	78	2	11	13	13	13	15	15						
Hassan Apts.	100	8	6	5	5	6	6	7						
Heritage	301	1	6	7	6	8	7	5						
Holgate	86	0	6	10	10	11	10	10						
Martin Luther King	103	9	14	13	14	14	14	15						
Lower Mills	183	3	6	8	11	12	12	12						
John J. Meade.	40	1	0	2	2	2	2	2						
Peter Pasciucco	93	8	13	14	14	14	13	16						
Peabody	102	1	0	0	0	0	1	1						
Msgr. Powers	68	0	1	1	1	0	0	0						
Rockland	70	1	2	2	2	0	0	1						
Roslyn Apts.	119	1	2	1	1	3	3	3						
St. Botolph St.	133	4	5	6	5	6	4	7						
Spring Street	104	0	1	1	2	3	2	0						
Summer Street	104	5	9	9	10	10	8	9						
Torre Unidad	201	15	30	31	31	32	30	30						
Walnut Park	164	24	32	33	35	35	34	40						
Washington	82	1	1	5	5	8	6	6						
Washington Manor	70	2	5	5	6	8	8	8						
West Ninth St.	84	0	6	5	1	4	4	1						
Eva White	102	1	4	5	5	6	6	4						
Patricia White	223	0	5	2	2	7	7	5						
TOTAL	3740	127	251	259	263	288	281	283						

Moveouts

	86 87 RATE	87/88 RATE	88/89 RATE	1989 APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	1990 JAN	FEB	MAR	89/90 RATE
Amory Street	10%	7%	11%	0	1	1	3	2	0							
Annapolis	0%	4%	5%	0	0	0	0	0	1							
Ashmont	7%	7%	22%	0	0	0	0	0	0							
Ausonia	7%	8%	2%	0	0	1	0	0	1							
Bellflower/Dorset	10%	6%	6%	2	0	0	0	0	2							
Carroll	8%	12%	5%	1	0	0	0	1	0							
Codman	14%	13%	9%	0	2	3	1	1	0							
Margaret Collins	2%	16%	2%	0	2	1	1	0	0							
Davison	17%	4%	19%	1	1	2	0	0	0							
Foley Apts.	15%	5%	14%	1	1	0	2	0	1							
Frederick Douglass	6%	13%	8%	4	1	1	2	0	1							
Gen. Warren Apts.	8%	1%	8%	1	2	0	0	0	0							
Groveland	5%	11%	19%	0	1	1	0	1	0							
Hampton House	9%	15%	16%	1	2	0	0	2	2							
Hassan Apts.	5%	25%	15%	0	0	0	1	0	1							
Heritage	11%	8%	10%	2	2	2	3	3	2							
Holgate	13%	7%	15%	0	4	2	1	1	0							
Lower Mills	7%	11%	10%	2	2	3	1	0	0							
John J. Meade	13%	3%	5%	0	2	0	0	0	0							
Peter Pasciucco	9%	19%	10%	1	1	1	0	0	3							
Peabody	7%	12%	9%	0	0	0	2	1	0							
Msgr. Powers	6%	10%	13%	0	0	2	0	0	0							
Rockland	14%	19%	13%	0	0	0	0	0	1							
Roslyn Apts.	15%	10%	9%	0	0	0	2	0	1							
St. Botolph St.	5%	13%	10%	1	1	1	0	1	2							
Spring Street	12%	15%	16%	0	0	2	1	0	2							
Summer Street	10%	6%	18%	0	1	1	0	0	0							
Torre Unidad	16%	10%	12%	6	1	2	2	1	4							
Walnut Park	13%	17%	11%	1	1	2	1	0	4							
Warren Towers	9%	17%	12%	1	0	1	0	0	1							
Washington	10%	13%	13%	1	4	0	3	0	0							
Washington Manor	18%	11%	15%	0	0	1	2	0	0							
West Ninth St.	15%	14%	16%	2	1	0	4	0	0							
Eva White	17%	12%	6%	1	1	0	1	0	0							
Patricia White	6%	5%	4%	1	1	0	5	0	3							
TOTAL	10%	11%	11%	30	35	30	38	14	32							

ELDERLY DEVELOPMENTS

Move-ins

	1988	1989								1990		
	APR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Amory Street	0	1	1	1	3	0	1						
Annapolis	1	0	1	0	0	0	0						
Ashmont	0	1	0	0	0	0	0						
Ausonia	0	1	0	1	1	0	1						
Bellflower/Dorset	1	1	3	0	0	0	1						
Carroll	0	0	1	0	0	1	2						
Codman	0	1	0	0	0	0	0						
Margaret Collins	0	0	1	1	0	1	1						
Davison	0	1	0	1	0	0	1						
Foley Apts.	2	1	2	2	0	1	2						
Frederick Douglass	0	0	0	0	0	0	0						
Gen. Warren Apts.	1	0	2	0	2	0	0						
Groveland	0	2	2	3	0	0	0						
Hampton House	1	0	0	0	0	0	0						
Hassan Apts.	3	0	1	0	0	0	0						
Heritage	4	3	1	0	1	4	4						
Holgate	1	2	0	2	0	1	0						
Lower Mills	2	4	2	0	0	0	0						
John J. Meade	0	0	0	0	0	0	0						
Peter Pasciucco	1	0	0	1	0	1	0						
Peabody	2	0	0	0	2	0	0						
Msgr. Powers	0	0	0	2	1	0	0						
Rockland	0	0	0	0	2	0	0						
Roslyn Apts.	2	0	1	0	0	0	1						
St. Botolph St.	0	1	0	1	0	3	1						
Spring Street	0	2	0	1	0	1	4						
Summer Street	0	1	1	0	0	2	0						
Torre Unidad	1	2	0	3	3	3	5						
Walnut Park	1	1	0	0	1	1	0						
Warren Towers	2	0	1	0	0	1	0						
Washington	0	1	0	0	0	2	0						
Washington Manor	3	0	0	0	0	0	0						
West Ninth St.	0	1	1	4	1	0	3						
Eva White	2	1	0	0	0	2	2						
Patricia White	2	0	4	0	0	0	5						
TOTAL	32	28	25	23	17	24	34						

Racial Composition of Current Resident Households SEPT, 1989

	White	Black	Spanish	Asian	American Indian	Other Unknown	Total
Amory Street	44	124	17	0	2	2	189
Annapolis	38	7	8	0	0	0	53
Ashmont	47	4	0	0	0	0	51
Ausonia	97	1	1	0	0	0	99
Bellflower/Dorset	97	10	0	0	0	0	107
Carroll	56	3	2	2	0	0	63
Codman	27	61	2	0	1	0	91
Margaret Collins	39	2	2	0	0	0	44
Davison	41	1	2	0	0	0	44
Foley Apts.	94	0	0	0	1	0	95
Frederick Douglass	8	48	5	1	0	0	62
Gen. Warren Apts.	94	0	0	0	0	0	94
Groveland	21	30	1	0	0	0	52
Hampton House	4	59	1	0	1	0	65
Hassan Apts.	40	47	3	0	1	2	93
Heritage	283	5	5	2	0	1	296
Holgate	6	68	0	0	0	0	74
Lower Mills	156	13	0	0	2	0	171
John J Meade	10	35	5	0	0	0	50
Peter Pasciucco	33	19	27	0	0	0	79
Peabody	78	20	2	0	0	0	100
Msgr. Powers	68	0	0	0	0	0	68
Rockland	69	0	0	0	0	0	69
Roslyn Apts.	104	8	3	0	0	0	115
St. Botolph St.	73	50	0	2	0	0	125
Spring Street	98	4	0	1	0	1	104
Summer Street	87	6	2	0	1	1	97
Torre Unidad	40	32	56	38	2	4	172
Walnut Park	9	111	7	0	0	0	127
Warren Towers	3	83	1	0	0	0	87
Washington	64	4	1	0	0	2	71
Washington Manor	16	38	8	0	0	0	62
West Ninth St.	79	1	0	0	0	0	80
Eva White	30	15	3	48	0	0	96
Patricia White	191	18	6	4	1	0	220
TOTAL	2244	927	170	98	12	14	3465

Summary of Maintenance Activity

Average Number of New and Completed Workorders Per Week.

	1988/1989		1989/1990		
	NEW	COMPLETE	NEW	COMPLETE	PERCENT COMPLETED
APRIL	181	189	181	161	90%
MAY	203	197	196	208	106%
JUNE	184	176	185	166	90%
JULY	206	191	175	176	100%
AUGUST	212	227	198	197	99%
SEPT.	236	237	151	153	101%
OCT.	214	210			
NOV.	198	193			
DEC.	212	202			
JAN.	190	189			
FEB.	184	182			
MARCH	167	175			

Outstanding Workorders

	1988/1989	1989/1990
APRIL	146	252
MAY	252	220
JUNE	262	254
JULY	262	276
AUGUST	249	284
SEPT.	268	267
OCT.	199	
NOV.	283	
DEC.	323	
JAN.	290	
FEB.	252	
MARCH	245	

Living Unit Inspections Completed Year-to-Date

	1988/1989	1989/1990
APRIL	1047	1054
MAY	1281	1291
JUNE	1566	1525
JULY	1803	1740
AUGUST	1985	1920
SEPT.	2320	2158
OCT.	2505	
NOV.	2756	
DEC.	2764	
JAN.	235	
FEB.	521	
MARCH	794	

Percent Of Current Rent Collected

	1987	1988	1989									1990		
	APR	APR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Amory Street	92	95	91	93	92	95	95	91						
Annapolis	92	97	85	92	80	95	98	92						
Ashmont	100	100	98	98	100	96	92	96						
Ausonia	99	96	99	98	100	98	99	100						
Bellflower/Dorset	97	96	99	96	97	99	97	94						
Carroll	95	100	100	100	99	100	99	98						
Codman	90	89	86	84	82	87	89	83						
Margaret Collins	100	96	97	92	92	96	97	94						
Davison	100	95	98	98	98	97	91	96						
Foley Apts.	97	97	100	96	99	100	99	97						
Frederick Douglass	90	93	88	87	86	88	94	76						
Gen. Warren Apts.	98	95	96	98	99	98	98	98						
Groveland	94	98	94	93	96	94	91	94						
Hampton House	94	89	83	90	82	90	92	83						
Hassan Apts.	93	99	93	98	99	93	100	94						
Heritage	95	94	96	95	96	95	99	94						
Holgate	93	94	98	97	96	96	97	97						
Martin Luther King	92	90	93	95	96	95	98	87						
Lower Mills	97	93	97	96	98	97	96	98						
John J. Meade	92	93	92	99	97	94	95	91						
Peter Pasciucco	85	86	92	96	92	96	90	91						
Peabody	97	98	96	94	100	96	95	96						
Msgr. Powers	94	98	98	98	96	93	97	95						
Rockland	97	100	97	97	98	96	99	95						
Roslyn Apts.	97	96	98	100	99	98	95	99						
St. Botolph St.	90	94	93	96	94	96	98	97						
Spring Street	93	95	96	98	97	98	88	97						
Summer Street	92	96	94	97	99	98	95	99						
Torre Unidad	87	88	94	95	94	95	92	87						
Walnut Park	92	93	88	98	95	94	94	89						
Washington	69	100	98	98	92	100	98	90						
Washington Manor	90	94	82	94	92	90	90	83						
West Ninth St.	94	96	100	98	98	95	96	94						
Eva White	94	96	99	97	94	97	96	97						
Patricia White	98	95	98	97	98	98	94	98						
TOTAL	93	95	95	96	95	96	95	94						

Rent Collection Summary

	PERCENT OF CURRENT RENT COLLECTED	TOTAL ARREARS	RATIO OF ARREARS TO RENT ROLL	TENANT OVER 30 DAYS IN ARREARS	TENANTS OVER ONE YEAR IN ARREARS
APR 86	94%	117,474	.23	203	15
APR 87	93%	161,565	.30	204	21
APR 88	95%	131,263	.24	154	18
APR 89	95%	109,225	.20	130	15
MAY	96%	110,922	.20	136	16
JUNE	95%	111,402	.20	141	16
JULY	9€%	104,601	.19	122	14
AUG	95%	102,502	.19	124	14
SEPT	94%	118,441	.22	202	15
OCT					
NOV					
DEC					
JAN 1990					
FEB					
MAR					

Incidents Reported By Type Of Incident

	88/89 TOTAL	1989									1990			89/90 TOTAL
		APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	
Homicide	0	0	0	0	0	0	0							
Sex Offenses	2	1	0	0	0	1	0							
Robbery	6	0	0	0	2	1	1							
Assault	19	2	1	2	2	1	0							
Burglary	12	2	2	3	0	5	0							
Larceny	24	2	0	2	1	1	1							
Narcotic Violations	6	0	0	0	0	0	0							
Arson	0	0	0	0	0	0	0							
Vandalism	3	0	2	1	2	1	0							
Harassment & Threats	14	0	1	1	2	1	1							
Motor Vehicle Theft	5	0	0	1	1	0	0							
Civil Investigations	18	4	0	1	4	4	0							
Other	101	5	5	10	8	12	16							
TOTAL	210	16	11	21	22	27	19							

Incidents Reported

	87/88	88/89	1989									1990		
	APR	APR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Amory Street	74	55	4	5	5	6	8	6						
Annapolis	3	2	0	0	0	0	0	0						
Ashmont	0	0	0	0	0	0	0	0						
Ausonia	0	0	0	0	1	0	0	0						
Bellflower/Dorset	0	0	0	0	0	0	0	0						
Carroll	1	0	0	1	0	0	0	0						
Codman	8	8	2	1	0	2	0	0						
Margaret Collins	0	0	0	0	0	0	1	0						
Davison	1	1	0	0	0	0	0	0						
Foley Apts.	1	2	0	0	0	0	0	2						
Frederick Douglass	8	16	0	1	2	0	0	0						
Gen. Warren Apts.	3	4	0	0	1	0	0	0						
Groveland	2	2	1	1	0	1	4	1						
Hampton House	18	15	1	1	0	1	1	1						
Hassan Apts.	3	5	0	0	0	1	1	1						
Heritage	11	6	1	0	0	0	0	0						
Holgate	22	5	0	0	2	1	4	0						
Martin Luther King	7	5	2	0	1	1	0	0						
Lower Mills	6	2	0	0	1	1	0	1						
John J. Meade	0	0	0	0	0	0	0	0						
Peter Pasciucco	13	19	0	1	3	1	0	0						
Peabody	0	0	0	0	0	0	0	0						
Msgr. Powers	0	1	0	0	0	0	0	0						
Rockland	0	0	0	0	0	0	0	0						
Roslyn Apts.	1	1	0	0	0	0	0	0						
St. Botolph St.	4	5	0	0	0	1	1	5						
Spring Street	2	2	0	0	0	0	0	1						
Summer Street	0	0	0	0	0	0	0	0						
Torre Unidad	0	0	0	0	0	0	0	0						
Walnut Park	18	24	4	0	2	6	5	0						
Washington	2	0	0	0	0	0	0	0						
Washington Manor	6	18	1	0	2	0	1	0						
West Ninth St.	7	0	0	0	1	0	0	0						
Eva White	1	3	0	0	0	0	0	0						
Patricia White	7	6	0	0	0	0	1	1						
TOTAL	229	210	16	11	21	22	27	19						

CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

Contract Activity

	1988 Oct-Dec	1989 Jan-Mar	1989 Apr-June	1989 July-Sep
* A&E Contracts Awarded	0	1	4	3
* Cost of A&E Contracts Awarded	$0	$55,250	$127,475	$3,020
Construction Contract Bids	5	4	13	14
** Construction Contracts Awarded	8	13	12	26
** Cost of Construction Contracts Awarded	$2,048,320	$5,089,478	$1,891,279	$4,599,778
Construction Contracts Closed	7	3	7	5
Construction Contracts Outstanding	169	179	184	205

UN = Unavailable
* = Includes A & E Amendments
** = Includes Construction Change Orders

CAPITAL IMPROVEMENTS
Contract Activity -- CONTRACT AWARDS -- JULY - SEPT. 1989

DEVELOPMENT		TYPE OF CONTRACT	DOLLAR AMOUNT	WORK TO BE DONE
2-1	Charlestown	Construction	$1,128,585	Underground Heating & Hot Water
2-3	Mission Hill	Construction	$98,123	Replacement of Three (3) Oil Burners
2-3	Mission Hill	Construction	$582,890	Electrical Systems Upgrade, Phase I
2-7	Heath Street	Construction	$46,260	Temporary Fencing
2-8	Maverick	Construction	$547,000	Electrical Systems Upgrade, Phase I
2-29 2-44	Holgate Frederick Douglas	Construction	$226 900	Elevator Improvements Project E
2-30 2-42	Foley Walnut Park	Construction	$141,800	Elevator Improvements Project F
2-35 2-45	Washington Street Amory Street	Construction	$377,601	Elevator Improvements Project G
2-40 2-52	M. L. King Heritage	Construction	$188,003	Elevator Improvements Project I
2-41 2-72	Eva White Roslyn	Construction	$198,619	Elevator Improvements Project L
2-49 2-61 2-98	Torre Unidad Ausonia Hampton House	Construction	$284,900	Elevator Improvements Project H

CAPITAL IMPROVEMENTS
Contract Activity -- CONTRACT AWARDS -- JULY - SEPT. 1989

DEVELOPMENT		TYPE OF CONTRACT	DOLLAR AMOUNT	WORK TO BE DONE
2-50 2-51 2-71	Rockland Codman Patricia White	Construction	$247,644	Elevator Improvements Project J
2-53 2-54 2-57 2-99	St. Botolph Pasciucco Lower Mills Washington Manor	Construction	$303,000	Elevator Improvements Project K
2-61	Ausonia	Construction	$14,000	Emergency Generator
	559 Mass. Ave	Construction	$8,200	Sewer & Water Line Installation
	52 Chauncy Street	Construction	$20,630	HVAC Maintenance & Repair
Contract Award Total			$4,414,155	

Contract Activity -- DESIGN CONTRACT AMENDMENTS -- JULY - SEPT. 1989

DEVELOPMENT		AMENDMENT NUMBER	DOLLAR AMOUNT	WORK TO BE DONE
2-9	Franklin Hill	2	$3,020	Franklin Hill Day Care Center
200-8	Orient Heights	3	$0	Lead Paint & Asbestos Testing
	Various Developments	3	$0	Transportation & Disposal of Asbestos (Added 2-27 to Existing Contract)
Amendment Total			$3,020	

CAPITAL IMPROVEMENTS

Contract Activity -- CONTRACT CHANGE ORDERS -- JULY - SEPT. 1989

DEVELOPMENT		CHANGE ORDER NUMBER	DOLLAR AMOUNT	WORK TO BE DONE
2-4	Lenox Street	C.O. 1	$20,407	Built-Up Roofing Building Nos. 1-13
2-11	Whittier Street	C.O. 1	$49,060	Elevator Renovations
2-11	Whittier Stret	C.O. 1	$21,748	Elevator Renovations
2-20	Columbia Point	C.O. 8	$33,117	Roadways & Utilities
2-20	Columbia Point	C.O. 9	$32,450	Roadways & Utilities
2-29 2-30 2-35 2-41	Holgate Foley Washington Street Eva White	C.O. 1	$9,990	Elevator Improvements Project C
2-41	Eva White	C.O. 1	$2,200	EPDM Roofing
2-71	Patricia White	C.O. 1	$13,950	New PVC Roofing
2-72	Roslyn Apartments	C.O. 1	$2,200	EPDM Roofing
200-5	Fairmount	C.O. 2	$500	Electrical Rehab.
Change Order Total			$185,622	

Force Account Activity

	DESCRIPTION OF WORK	BUDGET	JUNE 30, 1989 FORCE ACCOUNT BALANCE	SEPTEMBER 30, 1989 FORCE ACCOUNT BALANCE	DOLLARS SPENT THIS QUARTER
* CHARLESTOWN *					
2-1	GAS RISER REPAIRS	$282,661	$196,955	$122,420	$74,535
	ASBESTOS REMOVAL	$493,861	$8,309	$0	$8,309
	LIGHTING	$85,175	$15,633	$3,171	$12,462
	ASBESTOS REMOVAL	$665,000	$533,329	$299,976	$233,353
	ELECTRIC PANELS	$646,630	($435)	($12,537)	$12,102
* MISSION HILL *					
2-3	SPECIAL VACANCY	$1,304,938	$2,624	$153	$2,471
	BASEMENT ELECTRICAL	$300,000	$184,975	$12,797	$172,178
	UNDERPIN BOILER ROOM	$96,509	($230)	($671)	$441
	MAIL ROOM	$48,699	$21,763	$5,663	$16,100
	ASBESTOS REMOVAL	$400,000	$381,789	$245,298	$136,491
	SCATTERED VAC REHAB	$1,124,704	$109,273	$86	$109,187
	EMERGENCY SITE	$75,000	$285,000	$24,360	$260,640
	LIGHTING	$32,352	$32,352	$17,553	$14,799
* LENOX STREET *					
2-4	BATHROOMS	$147,424	$19,039	$1,988	$17,051
	REPAIR BASEMENT DOORS	$30,924	$986	$0	$986
	ASBESTOS REMOVAL	$46,000	$43,500	$35,367	$8,133
* ORCHARD PARK *					
2-5	ASBESTOS REM/PIPE COVERING	$185,109	$104	$0	$104
	ASBESTOS REMOVAL	$1,114,887	$439,666	$173,344	$266,322
	SITE IMPROVEMENTS	$950,000	($1,056)	($20,209)	$19,153
* SOUTH END - CATHEDRAL *					
2-6	UNIT REHAB.	$19,606	($65)	($177)	$112
* HEATH *					
2-7	ASBESTOS REMOVAL	$297,264	$8,263	$0	$8,263
* MAVERICK *					
2-8	ASBESTOS REMOVAL	$238,767	$969	$0	$969

Force Account Activity

	DESCRIPTION OF WORK	BUDGET	JUNE 30, 1989 FORCE ACCOUNT BALANCE	SEPTEMBER 30, 1989 FORCE ACCOUNT BALANCE	DOLLARS SPENT THIS QUARTER
* FRANKLIN HILL *					
2-9	FRANKLIN HILL DAYCARE	$277,000	$0	($495)	$495
* WHITTIER STREET *					
2-11	ELEVATORS F/A	$587,890	$489,599	$263,603	$225,996
	ASBESTOS REMOVAL	$55,180	$53,430	$42,307	$11,123
	RESIDENTS SPACE	$100,000	$12,575	$9,936	$2,639
* WASHINGTON/BEECH *					
2-13	VACANCY REHAB	$105,748	$2,922	$0	$2,922
	SITE DRAINAGE	$13,500	$4,942	$3,714	$1,228
	ASBESTOS REMOVAL/BASEMENTS	$60,460	($1)	($6,727)	$6,726
	MAIL ROOM	$55,000	$16,768	($6,876)	$23,644
	ASBESTOS REMOVAL	$13,284	$6,291	($8,013)	$14,304
* MISSION HILL EXT *					
2-14	ASBESTOS REMOVAL	$412,065	$399,065	$384,438	$14,627
	CENTER FOR HOUSEHOLD MGT.	$100,000	$92,582	$34,091	$58,491
* BROMLEY *					
2-19	ASBESTOS REMOVAL	$152,000	$147,000	$133,220	$13,780
* MARY ELLEN MCCORMACK *					
2-23	SITE WORK	$45,286	($13,940)	($14,196)	$256
	ASBESTOS REMOVAL	$54,000	$35,276	$32,249	$3,027
	COMPACTOR RAMPS	$50,000	$5,499	($10,222)	$15,721
* OLD COLONY *					
2-24	ASBESTOS REMOVAL	$113,208	$995	$0	$995
	BOILER REPLACEMENT	$208,409	$4,038	($2,458)	$6,496
	ELECTRICAL F/A	$897,000	$1,447,807	$675,613	$772,194
	ASBESTOS REMOVAL	$97,000	$71,932	$57,969	$13,963
	REPAIR BASEMENT DOORS	$17,000	$17,000	$7,129	$9,871
* ANNAPOLIS *					
2-27	BOILER REPAIR	$5,026	$4,116	$3,643	$473
	ROOFS	$111,340	$79,925	($9,710)	$89,635

CAPITAL IMPROVEMENTS
Force Account Activity

	DESCRIPTION OF WORK	BUDGET	JUNE 30, 1989 FORCE ACCOUNT BALANCE	SEPTEMBER 30, 1989 FORCE ACCOUNT BALANCE	DOLLARS SPENT THIS QUARTER
* CARROLL *					
2-37	SITE WORK	$3,246	$767	$645	$122
* WARREN *					
2-40	EMERGENCY BOILER REPAIR	$15,900	$7,220	$0	$7,220
* AMORY ST *					
2-45	FENCE REPAIR	$8,684	$3,268	$500	$2,768
* GENERAL WARREN *					
2-47	REHAB UNITS-MATERIAL	$49,394	($5,705)	($6,177)	$472
	REDEVELOP 72 UNITS	$1,400,000	($13,107)	($16,788)	$3,681
	FIRE DAMAGE REPAIR	$475,000	$414,407	$413,833	$574
* TORRE UNIDAD *					
2-49	LAUNDRY ROOM	$2,622	$1,862	$266	$1,596
* CODMAN *					
2-51	INTERIOR PAINTING	$3,013	$455	$192	$263
* WEST NEWTON STREET *					
2-58	RETAINING WALL	$8,794	$0	($1,410)	$1,410
* INFILL 2, ROXBURY *					
2-59	EXTERIOR REPAIRS	$50,000	$4,348	$1,718	$2,630
* PATRICIA WHITE *					
2-71	ROOFS	$7,254	$2,395	$0	$2,395
	REPAIR ROOF SOLARIUM	$15,055	$873	$0	$873
* HAMPTON HOUSE *					
2-98	UNIT REHAB	$7,386	$1,303	$435	$868
* FANEUIL *					
200-4	EMERGENCY DIG UP	$11,000	$7,496	($7,508)	$15,004

CAPITAL IMPROVEMENTS
Force Account Activity

	DESCRIPTION OF WORK	BUDGET	JUNE 30, 1989 FORCE ACCOUNT BALANCE	SEPTEMBER 30, 1989 FORCE ACCOUNT BALANCE	DOLLARS SPENT THIS QUARTER
* ARCHDALE *					
200-7	ASBESTOS REMOVAL	$228,000	$118,758	$100,603	$18,155
	KITCHENS/HALLWAYS	$15,484	$3,307	$1,115	$2,192
* GALLIVAN BLVD *					
200-10	TOT LOT	$40,656	$19,067	$8,321	$10,746
* SOUTH STREET *					
200-12	HANDICAP RAMP	$8,500	$954	$744	$210
200-C	SMOKE DETECTORS	$299,098	$187,087	$181,585	$5,502
* 52 CHAUNCY STREET *					
	SIDEWALKS	$5,000	$1,486	($1,420)	$2,906
* WEST CONCORD STREET *					
	UNIT REHAB	$920,000	$561,446	$328,290	$233,156
				TOTAL DOLLARS SPENT THIS QUARTER	$2,975,510

Redevelopment Activity -- Update, Sept 30, 1989

MISSION HILL

Financing: $9.1 million from the State's Federal Demonstration program; $5.5 million from Phase I FY 87 and $2.6 million from Phase II FY 88 of HUD's Comprehensive Modernization program.

Scope of Work: Mission Hill Main has 829 apartments in 39 buildings, 153 of which are breakthroughs from previous rehabilitation programs. The HUD funded Comprehensive Modernization program, to be funded in phases, incorporates unit rehabilitation for 431 units, which were not completely rehabilitated during past rehabilitation efforts, upgrading of hallways and entrance ways, building systems, and window replacement for 34 buildings, electrical upgrade, heating returns and steam mains replacement, boiler room repairs, asbestos removal, site utilities, site improvements, A/E fees, and relocation costs.

The State's Federal Demonstration program awarded additional funding for electrical upgrade work and underground utilities work, as well as, funding for renovations of a community hall in Building 19, secured site and regular site improvements, construction of Management/ Maintenance facilities, and emergency, site work.

Schedule: Electrical upgrade construction began in February, 1989. Replacement steam and condensate lines began in July, 1989. Force Account crews are in the process of completing the renovation of Community Hall. A consultant contract was awarded for site improvements. Design has commenced for the Management/Maintenance facilities. The rehabilitation of two buildings (Phase I) is in the design stage.

Relocation: For Phase I building rehab, 31 families will have to be temporarily relocated.

MISSION HILL EXTENSION "Low Rise"

Financing: $400,000 for Phase I and $4.0 million for Phase II (FY 88 of HUD's Comprehensive Modernization program. Also, $2.9 million has been requested from EOCD's Federal Demonstration program.

Scope of Work: The modernization effort for the low-rise buildings includes comprehensive upgrading of 164 units in seven buildings, systems, and site work, to complete the Turnkey development of the high-rise portion of the site. The Phasing program is as follows: Phase I includes the preparation of design and construction documents; Phase II will consist of modernization of three buildings and modernization of the remaining four buildings.

Schedule: In January, 1989 a contract was signed for architectural services and it is anticipated that construction will begin by September, 1989.

MISSION HILL EXTENSION HIGH RISE/BROMLEY PARK TURNKEY

This redevelopment effort involves substantial rehabilitation of tow high-rise buildings there and replacement with townhouse new construction, and substantial rehabilitation of two high-rise buildings at Bromley Park. As of March 31, 1989 all work was virtually completed and the BHA has repurchased the buildings from the developer.

WEST BROADWAY

Financing: Phase I of Chapter 490 State Modernization funding included an original grant of $20 million in supplemental funds for construction of the Community Management building. Funding for Phase II construction is $14.5 million. A preliminary CIAP request for $36 million was submitted on June 30, 1986 for Phase III.

Scope of Work: Phase I included the redevelopment of 474 as-built units and two Village Centers. Work included horizontal and vertical breakthrough units for large families, demolition, and site work, including new recreational areas, the redesign of streets, and the construction of a new Management building.

Phase II includes the redevelopment of 216 as-built units into 146 units, including two group residences, and one Village Center. Phase III will include the redevelopment of the remaining buildings, which will result in 255 units.

Schedule: Phase I was substantially completed in the Fall of 1986. Punch list items are currently being completed. Phase II construction began in December, 1987 and was scheduled for completion in January, 1989. Phase II planning and architectural design work was estimated for completion in February, 1989, and construction is scheduled to begin in July, 1989.

Relocation: The BHA and the West Broadway Task Force met to discuss the General Agreement regarding relocation - BHA/WBTF - Phase II. This review produced a draft of the changes in the agreement that were agreed upon to ensure a smooth relocation process. In addition, an Addendum to the Agreement to include Village D residents under specific circumstances was drafted. The need to include Village D has arisen because without this village there will be 85 vacancies in Phase II. In addition, 45 new vacancies will be created in Phase I by the temporary relocatees returning to their permanent Phase II units.

CHARLESTOWN

Financing: $6.0 million from the State's Federal Demonstration program, and $5.013 million from Phase II FY 1988 of HUD's Comprehensive Modernization program and an additional 1.8 million in in 1989 Comprehensive Modernization funding.

Scope of Work: The Charlestown development comprises 45 residential buildings containing 1115 apartments of which 34 are breakthroughs from previous rehabilitation efforts. The HUD funded Comprehensive Modernization program will incorporate the rehabilitation of 763 presently occupied apartments, upgrading of halls and entryways, building systems, pointing and waterproofing, and roof replacement, replacement of underground utilities, (including water, gas, sewer, and heat and hot water lines), asbestos removal, management building improvements, site improvements, A/E fees, and relocation costs.

The State-funded Federal Demonstration program includes underground utilities, site improvements, asbestos removal and replacement of electrical panels.

Schedule: Force Account crews are in the process of upgrading the electrical panels. The replacement of heat and hot water lines will begin in March, 1990. The remaining underground utilities was bid in September, 1989. The contract for site improvements has been awarded to PGS Landscape Architects and a notice to proceed will be issued in November, 1989.

Status: To date, 173 units have been reoccupied.

ORIENT HEIGHTS

Financing: $25 million from EOCD Modernization Awards.

Scope of Work: 282 occupied units will be rehabilitated, 60 vacant units substantially rehabilitated into 58 units, related site/systems improvements, and new Management/Maintenance and Community Services facilities.
Relocation: On-site relocation will occur during redevelopment.

Schedule: Construction will begin in Summer of 1989.

ARCHDALE

Financing: $5 million from EOCD Modernization Awards.

Scope of Work: 42 vacant units were recently rehabilitated, including the development of two handicapped units; occupied unit rehabilitation of 240 units; site/electrical system upgrade and abatement of asbestos upgrade.

Relocation: Relocation will not be necessary to complete the redevelopment program.

Schedule: Redevelopment of 42 vacant units and hallways was completed in September 1988. The remainder of the program is scheduled for completion by July, 1990.

Status: The site improvement component is a Schematic Design. The Authority is awaiting EOCD approval of the program revision submitted on September 26, 1988 to proceed with planning and construction for all program components.

HEATH STREET

Financing: Funding for Heath Street reconstruction totals $20.4 million in HUD Major Reconstruction of Obsolet Projects. The construction budget is estimated at $17.9 million.

Scope of Work: The redevelopment plan calls for the rehabilitation of 257 of 293 units in 17 residential buildings. In addition, the plan includes the reconstruction of building hallways, entrances, and site improvements. Secondary electrical systems will be completely upgraded.

Schedule: Construction by Force Account has been ongoing since August, 1989 and is expected to be completed in 24 months.

Relocation: Relocation is planned to occur in three phases to coincide with the phasing of the construction.

South End

Financing: $3,852,637 from the Executive Office of Communities and Development Chapter 884 Program. $8,066,933 from HUD for the Turnkey Program.

Scope of Work: Substantial rehabilitation of three ten story high-rise buildings and the construction of nine townhouses, a total of 96 units.

Relocation: No relocation was required for the three high-rise buildings which have been vacant for several years. Commercial residents in a building acquired for the construction of the townhouses were relocated in 1986.

Status: To date, 60% of design drawings have been completed. Applications for building permits are pending at the Inspectional Services Department City of Boston. Cost estimates as presented by the developer are currently under review.

Chapter 705 Program
Condominium Acquisition Program
And New Construction

Financing: $21 million from the Executive Office of Communities and Development.

The Authority has acquired 83 new and rehabilitated two, three and four bedroom units. The Authority intends to acquire an additional 25 units by the end of 1989.

On the new construction side of this award, 12 units of 705 and 689 Housing for People with Special Needs have been sited in the Winston/Harwood section of Dorchester. Construction should begin mid-summer, 1990 and the total cost is projected at over 2 million dollars. In addition, four 705 units are being constructed with two 689 units on Batchelder and Clifton Streets in Roxbury. Construction commenced October 1989; total cost is $1.6 million.

LEASED HOUSING

Section 8 Lease-Ups

	1986/1987				1987/1988			
	UNITS AVAILABLE		UNITS UNDER LEASE	PERCENT OF UNITS UNDER LEASE	UNITS AVAILABLE		UNITS UNDER LEASE	PERCENT OF UNITS UNDER LEASE
	OVER 1 YR	UNDER 1 YR			OVER 1 YR	UNDER 1 YR		
APR 1	4226	129	3881	92%	4355	75	4237	97%
MAY 1	4226	129	3898	92%	4355	75	4295	98%
JUN 1	4226	129	3965	94%	4355	75	4305	99%
JUL 1	4226	129	4002	95%	4355	125	4290	99%
AUG 1	4226	129	4027	95%	4355	125	4277	98%
SEP 1	4226	129	4069	96%	4355	125	4240	97%
OCT 1	4226	129	4085	97%	4355	125	4226	97%
NOV 1	4226	129	4080	97%	4355	125	4218	97%
DEC 1	4226	129	4086	97%	4355	125	4262	98%
JAN 1	4226	129	4120	97%	4355	150	4326	99%
FEB 1	4226	129	4142	98%	4355	150	4368	100%
MAR 1	4226	129	4202	99%	4355	150	4427	102%

	1988/1989				1989/1990			
	UNITS AVAILABLE		UNITS UNDER LEASE	PERCENT OF UNITS UNDER LEASE	UNITS AVAILABLE		UNITS UNDER LEASE	PERCENT OF UNITS UNDER LEASE
	OVER 1 YR	UNDER 1 YR			OVER 1 YR	UNDER 1 YR		
APR 1	4355	150	4564	105%	4530	0	4431	98%
MAY 1	4355	150	4599	106%	4530	0	4430	98%
JUN 1	4430	75	4627	104%	4530	0	4402	97%
JUL 1	4430	75	4622	104%	4530	0	4400	97%
AUG 1	4430	75	4580	103%	4530	0	4380	97%
SEP 1	4430	75	4564	103%	4530	0	4372	97%
OCT 1	4430	75	4531	102%				
NOV 1	4480	25	4517	101%				
DEC 1	4480	25	4509	101%				
JAN 1	4480	25	4503	101%				
FEB 1	4480	25	4473	100%				
MAR 1	4505	25	4445	99%				

COMMUNITY SERVICES

COMMUNITY SERVICES

Family Developments - Residents Receiving Education, Training and Employment Services

	FY 87	FY 88	CUMULATIVE FY 89				FY 89	1989
	TOTAL	TOTAL	JUL-SEPT	OCT-DEC	JAN-MAR	APR-JUN	TOTAL	GOAL
Tenants provided with career counseling	1,601	1,864	587	922	1,137	1,441	1,616	1,950
Tenants placed into education or training programs by OR staff	525	448	164	252	360	440	440	671
Tenants placed directly into unsubsidized employment by OR staff	234	248	82	155	204	279	279	118
Average starting wage for tenants placed directly into unsubsidized employment	**	**	$ 6.33	$ 6.67	6.34	6.31	6.41	N/A
Tenants enrolled in BHA-funded training or education programs	526	414	256	335	628	673	673	617
Average starting wage for tenants completing BHA funded education or training programs	**	**	$ 7.67	$ 7.88	$7.80	$7.61	$7.61	N/A
Other								

COMMUNITY SERVICES

Family Developments - Residents Placed in Education, Training and Employment Programs by Outreach Staff

DEVELOPMENT	FY 87-88 TOTAL	CUMULATIVE FY 1989			
		FIRST QUARTER SEPTEMBER 1988	SECOND QUARTER DECEMBER 1988	THIRD QUARTER MARCH 1989	FOURTH QUARTER JUNE 1989
ARCHDALE	16	3	9	13	19
BROMLEY-HEATH	0	0	0	0	0
CAMDEN-LENOX	18	8	18	29	30
CATHEDRAL	27	9	21	28	34
CHARLESTOWN	58	30	37	40	48
COMMONWEALTH	80	25	40	58	79
FAIRMOUNT	0	1	5	10	10
FANEUIL	29	1	2	6	10
FRANKLIN FIELD	51	10	20	20	21
FRANKLIN HILL	35	13	15	25	29
GALLIVAN BOULEVARD	42	18	31	34	37
M. ELLEN MCCORMACK	0	0	0	0	4
MAVERICK	60	37	57	76	98
MISSION EXTENSION	39	5	13	14	19
MISSION MAIN	102	26	45	52	75
OLD COLONY	0	0	3	12	19
ORCHARD PARK	15	10	17	18	22
ORIENT HEIGHTS	32	12	17	20	25
SOUTH STREET	5	1	3	8	19
WASHINGTON-BEECH	19	18	25	37	49
WEST BROADWAY	25	13	15	25	35
WEST NEWTON/RUTLAND/ EAST SPRINGFIELD	16	1	3	11	18
WHITTIER STREET	27	5	11	19	23
TOTAL	696	164	252	555	723

COMMUNITY SERVICES

BHA Residents Enrolled in On-Site Child Care and Head Start Programs

	March 1988			September 1988			March 1989			September 1989		
DEVELOPMENT	TOTAL	BHA	% BHA	TOTAL	BHA	% BHA	TOTAL	BHA	% BHA	TOTAL	BHA	% BHA
AMORY	24	0	0	24	0	0	24	3	13%	23	2	9%
ARCHDALE												
BROMLEY-HEATH	173	83	48%	180	110	61%	177	70	40%	192	66	34%
CATHEDRAL												
CHARLESTOWN												
COMMONWEALTH	30	20	67%	34	20	58%	39	25	64%	29	16	55%
FAIRMOUNT												
FANEUIL	18	15	83%	19	16	84%	19	10	52%	33	29	88%
FRANKLIN FIELD	24	7	29%	29	13	45%	41	22	54%	38	18	47%
FRANKLIN HILL										21	13	62%
GALLIVAN												
LENOX-CAMDEN												
MAVERICK	23	7	30%	23	10	43%	23	7	30%	21	6	29%
MCCORMACK												
MISSION MAIN	73	25	34%	73	20	27%	70	18	26%	69	16	23%
MISSION EXT.	24	13	54%	24	15	63%	24	19	79%	17	12	71%
OLD COLONY	38	28	74%	38	24	63%	38	21	55%	32	11	34%
ORCHARD PARK	38	38	100%	38	38	100%	38	38	100%	38	38	100%
ORIENT HEIGHTS	41	28	68%	46	37	80%	37	19	51%	33	10	33%
SOUTH STREET												
WASHINGTON-BEECH	33	25	76%	32	22	68%	32	28	88%	33	21	64%
WEST BROADWAY	15	10	67%	15	9	60%	15	10	66%	11	8	72%
WHITTIER												
TOTAL	554	299	54%	575	334	58%	577	290	50%	590	266	45%

Assessment and Placement Assisted Placement Program Participation: January - June, 1989

	Jan	Feb	Mar	Apr	May	Jun	Total
New Enrollments							
Total	18	18	15	18	14	12	95
BHA Residents	4	10	4	7	12	5	35
Enrollment End of Month	65	67	66	67	72	62	
Job Placed							
Total	11	12	12	10	10	16	71
BHA Residents	7	4	5	1	3	5	25

COMMUNITY SERVICES

Elderly Developments - Cumulative Senior Service Activity

NUMBER OF PERSONS ASSISTED:	1988		1989		88/89
	JUL-SEPT	OCT-DEC	JAN-MAR	APR-JUNE	TOTAL
Outreach and information referrals	1,841	1,366	1,612	1,528	6,347
Peer Alcoholism Counseling	210	228	241	240	919
Social Service Counseling	322	352	341	261	1,276

GOALS

GOALS

Occupancy

GOAL: TO INCREASE OCCUPANCY BY 182 UNITS IN 1989.

	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	24	27	(25)	(14) *
February	48	72	(50)	(83) *
March	171	121	(375)	(453) *
April	203	250	(352)	(438) *
May	220	242	(279)	(449) *
June	220	305	(206)	(437) *
July	143	252	(133)	(505)*
August	143	178	(60)	(481)*
September	143	109	13	(507)*
October	151	70	136	
November	193	50	159	
December	193	31	182	

* Monthly increases are measured against December, 1988 Occupancy.

Assumptions:

1. Occupancy will not increase for the first quarter of 1989 due to the re-classification of applicants into new priority categories but will resume thereafter at an average rate of 48 units per month.

2. The disposition of all units at Columbia Point will be completed by March, 1989.

3. Occupancy will increase by 50 units per month between April and October due to the reconstruction of the Mission Extension/Bromley Park Turnkey project.

4. Occupancy will drop by a combined average of 25 units per month at six redevelopment developments (ie, Charlestown, Mission Hill, Mission Hill Extension, Orient Heights, and Orchard Park) to accommodate on-site relocation.

5. Occupancy will increase 50 units in October, 1989 at West Broadway due to the completion of Phase II of redevelopment.

Maintenance

GOAL: TO COMPLETE VACANCY WORKORDERS WITHIN 30 DAYS.

	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	30	9	30	8
February	30	7	30	7
March	30	5	30	7
April	30	7	30	5
May	30	6	30	5
June	30	6	30	8
July	30	9	30	11
August	30	9	30	8
September	30	8	30	7
October	30	7	30	
November	30	7	30	
December	30	7	30	

GOAL: TO COMPLETE EMERGENCY WORKORDERS WITHIN 1 DAY.

	GOAL	ACTUAL	GOAL	ACTUAL
January	1	1	1	1
February	1	1	1	1
March	1	1	1	1
April	1	1	1	1
May	1	1	1	1
June	1	1	1	1
July	1	1	1	1
August	1	1	1	1
September	1	1	1	1
October	1	1	1	
November	1	1	1	
December	1	1	1	

Maintenance

GOAL: TO INSPECT A 10% MINIMUM OF WORKORDERS COMPLETED

	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	10	29	10	37
February	10	30	10	37
March	10	36	10	30
April	10	35	10	34
May	10	30	10	36
June	10	45	10	34
July	10	35	10	28
August	10	28	10	29
September	10	30	10	32
October	10	27	10	
November	10	33	10	
December	10	33	10	

Rent Collection

GOAL: TO COLLECT 1% MORE IN THE CURRENT YEAR'S MONTHLY RENT THAN COLLECTED ONE YEAR AGO.

FAMILY	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	86	92	93	89
February	86	87	88	87
March	87	89	90	89
April	86	92	93	86
May	88	89	90	96
June	87	89	90	86
July	88	89	90	85
August	87	90	91	87
September	88	90	91	86
October	90	88	89	
November	87	89	90	
December	85	86	87	

GOAL: TO COLLECT 95% OF THE CURRENT MONTH'S RENT ROLL DURING 1989 FOR ELDERLY DEVELOPMENTS.

ELDERLY	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	95	94	95	95
February	95	95	95	95
March	95	94	95	96
April	95	95	95	95
May	95	95	95	96
June	95	95	95	95
July	95	94	95	96
August	95	95	95	95
September	95	93	95	94
October	95	96	95	
November	95	95	95	
December	95	95	95	

CONSTRUCTION MANAGEMENT

Goal: To complete construction valued at 18.M for the calendar year of 1989.

	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January				
February				
March	7,375,000	2,859,327	6,000,000	6,082,739
April				
May				
June	14,750,000	8,607,440	12,000,000	11,461,255
July				
August				
September	22,125,000	13,697,178	16,000,000	19,039,563
October				
November				
December	29,500,000	16,551,004	18,185,728	

Leased Housing

GOAL: TO MAINTAIN OCCUPANCY OF SECTION 8 UNITS AT 95% OF ALL ALLOCATIONS.

	1988		1989	
	GOAL	ACTUAL	GOAL	ACTUAL
January	95	99	95	101
February	95	100	95	100
March	95	102	95	99
April	95	105	95	98
May	95	106	95	98
June	95	106	95	97
July	95	104	95	97
August	95	103	95	97
September	95	103	95	97
October	95	102	95	
November	95	101	95	
December	95	101	95	

NOTES & DEFINITIONS

OCCUPANCY

FAMILY DEVELOPMENTS are all developments originally constructed specifically to house families. This includes Bickford Street Elderly and Franklin Field Elderly. Some combination of developments are considered together for the purposes of this report:

Bromley Park, Heath Street and Bickford are considered together as "Bromley-Heath", for they are physically adjacent and are managed as a whole by the Bromley-Heath Tenant Management Corporation (TMC) under contract with the BHA.

Infill I, Infill II and Evans Street are considered together as "Scattered Site " and are managed by Oscar-Katz-Mayfield (OKM) under contract with the BHA.

West Newton Street and Rutland /East Springfield Streets are considered together as "West Newton/Rutland" and are managed by the Emergency Tenants Council (ETC) under contract with the BHA.

Franklin Field and Franklin Field Elderly are considered together as "Franklin Field", for the elderly development now houses some families and both developments are managed as a whole by the BHA.

Elderly Developments are all developments originally constructed specifically to house elderly persons with the exception of Bickford Street and Franklin Field Elderly.

Redevelopment Developments are Charlestown, Franklin Field, Mission Hill, Mission Hill Extension, Orient Heights and West Broadway. The are undergoing major reconstruction and will require temporary relocation of residents on and off site. Occupied units will decrease during reconstruction, then stablilize at new levels.

Partial Redevelopments are Archdale, Bromley Heath and South End. Extensive renovation of parts of these developments will require slowed down leasing of units during periods of temporary relocation of residents.

MOVEOUTS are reported quarterly in three ways:

- *Turnover on a Moving Year Average:* Each month, the figure reported in this manner is the average number of residents that moved out in the previous 12 months.

- *Turnover Rate:* The number of moveouts each year as a percent of average occupied units per month for the year.

- Absolute number of residents who move out each month.

MAINTENANCE

Workorders Completed measures the number of workorders completed in a month against the number of new and outstanding workorders for the month. The percentage is one means of determining whether a development is "getting ahead" or "falling behind".

Workorder Turnaround Time is the number of days it takes to complete a workorder. This time is based on the date of issuance to the date of completion (this includes holidays and weekends). Since a workorder's priority is determined by it category, an "emergency" workorder would be completed in a much shorter period than a workorder of another category.

RENT COLLECTION

PERCENT OF RENT COLLECTED contains information on the dollar amount of rent collected, as well as, on percents of rent collected each month:

-*Percent of Current Rent Collected* is the amount of payment towards the current month's rent as a percent of the month's rent roll for the month

-*Total Cash Collected as a Percent of Current Rent Roll* includes payments toward current rent, arrearages, and payments in advance.

Arrearages are reported for residents in residence only. Any drop in arrearages can be attributed either to arrearages paid off, or to arrearages transferred out of the current rent roll reports due to the moveout or eviction of a resident.

Ratio of Arrearages to Rent Roll shows the relationship between the total arrearage and the total rent roll. For example, a ratio of 2 indicates that the arrearage is twice the size of the rent roll - the equivalent of two months' rent. Thus, a high ratio indicates that past rent collections were poor.

PRIVATE MANAGEMENT RENT COLLECTION Four of the Authority's private management contractors collect rent on systems separate from the BHA. .

- *Bromley- Heath Tenant Management Corporation* (TMC) collects rent separately.

- *High Fort Management* collects rent for Highland Park separately.

- *Corcoran Management* collects rent for Commonwealth and 91-95 Washington Street separately.

PUBLIC SAFETY This section is primarily for informational purposes. It is not intended to measure management performance. However, through an increase in the number of incidents reported and the number of arrests made, it should indicate the effectiveness of the BHA's Public Safety Program.

The BHA's Public Safety Program employs the efforts of the Boston Police Department's Team Police Units, BHA Police Investigators and Public Safety Officers.

- *Team Police* are officers of the Boston Police Department under contract with the BHA. This unit has 49 Patrolmen, 4 Supervisors, 1 Captain and 1 Deputy Superintendent assigned to BHA family developments.

- *Housing Police Investigators* are licenced special police officers in the City of Boston. As such, they have the power to arrest and are licensed to carry firearms. All officers have completed a 13 week police academy conducted the Massachusetts State Police and sponsored by the Massachusetts Criminal Justice Training Council. These officers work in all BHA Family Developments, with the exception of Bromley-Heath and Columbia Point. They provide routine police patrols through the developments and respond to resident and management calls for police service. These officers work in conjunction with the Boston Police Department and gather information regarding criminal prosecutions and eviction cases, and often service as the main witness on grievance panels and at court hearings.

- *Public Safety Officers* provide security to the elderly developments. There are 56 uniformed officers, including supervisors and a community services/crime prevention officer.

- *Incidents Reported* reflects the number of calls for service that the Department of Public Safety responded to during the month. All officers file a police report for each incident that is reported.

ELDERLY DEVELOPMENTS are reported on separately. The methodology is the same as that of family developments. Since elderly developments tend to be more stable, fewer performance indicators are used.

CAPITAL IMPROVEMENTS

- *Contract Awards* include all construction, architectural and engineering contracts awarded by the Authority contracts awarded by the Authority for regualr capital improvements work funded by government agencies.

- *Contract Bids* include all those bids from contracts advertised in the Massachusetts Central Register.

- *Construction Contracts Closed* includes all contracts on which final payments have been approved by the Authority. Total contract costs included all change orders.

Force Account Crews consists of workers hired to complete rehabilitation tasks instead of using contractors. These workers are paid out of capital improvement funds.

Redevelopment Activity is work of substantially larger scope than regular contract work; therefore, it is reported on separately. This work normally involves total reconstruction of developments producing a new unit mix and often substantially altered site design.

LEASED HOUSING

The figures below are current as of April 1, 1989 and include all units for which the BHA has a commitment from a funding agency.

Program	*Number of Units*
Section 8 Existing Housing	4,595
Section 8 Moderate Rehabilitation	534
Section 8 Vouchers	1,000
Section 23	198
11 (b)	559
Chapter 707 Scattered Site	798
Chapter 707 Moderate Rehabilitation	250
Chapter 707 Homeless Prevention	150
Chapter 707 Department of Social Services	18
Chapter 707 Department of Mental Health	153
Chapter 707 Department of Correction	11
Chapter 707 Mass. Housing Finance Agency	297
Chapter 707 Harbor Point	50
Chapter 707 State Housing Assistance Rental Program	12
TOTAL	**8,625**

GOALS This section reports on the BHA's progress toward achieving its official goals established for the calendar year.